

AGENDA OF THE UTAH STATE BUILDING BOARD

Wednesday, May 5, 2004
Utah State Capitol
Room 303
Salt Lake City, Utah
9:00am

- (Action) 1. **Approval of Minutes of March 17, 2004**..... Tab 1
- (Action) 2. **Allocation of FY2005 Capital Improvement Funds** Tab 2
- (Information) 3. **Development of DFCM Claims Resolution Process**..... Tab 3
- (Action) 4. **Architect/Engineer Standard of Care and Peer Review**..... Tab 4
- (Action) 5. **Mountainlands ATC Lease Purchase** Tab 5
- (Action) 6. **Authorization and Delegation of U of U Indoor Practice Facility** Tab 6
- (Information) 7. **Administrative Reports** Tab 7
 - University of Utah
 - Utah State University
- (Information) 8. **Administrative Reports for DFCM** Tab 8
- (Information) 9. **DFCM Capital Improvement Group** Tab 9
- (Information) 10. **Other** Tab 10
 - VBS Schedule

Notice of Special Accommodation During Public Meetings - In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Shannon Lofgreen 538-3261 (TDD 538-3260) at least three days prior to the meeting.

*This information and all other Utah State Building Board information
is available on DFCM web site at <http://buildingboard.utah.gov>*



Olene S. Walker
Governor

Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: May 5, 2004
Subject: **Approval of Minutes of March 17, 2004**

Attached for your review and approval are the Utah State Building Board meeting minutes from March 17, 2004

FKS:sll

Attachment

Utah State Building Board



MEETING

March 17, 2004

MINUTES

Utah State Building Board Members in attendance:

Larry Jardine, Chair
Steven Bankhead
Manuel Torres
Katherina Holzhauser
Darren Mansell
Cyndi Gilbert
Richard Ellis (Ex-Officio)

DFCM and Guests in attendance:

F. Keith Stepan	Division of Facilities Construction & Management
Kenneth Nye	Division of Facilities Construction & Management
Shannon Lofgreen	Division of Facilities Construction & Management
Kent Beers	Division of Facilities Construction & Management
S. Camille Anthony	Department of Administrative Services
Randa Bezzant	Governor's Office of Planning and Budget
Kevin Walthers	Legislative Fiscal Analysts
Dennis Geary	College of Eastern Utah
Rick Stock	Architectural Nexus
Mike Perez	University of Utah
John W. Huish	University of Utah
Rolyn Smith	HFS Architects
Ed Armor	Student
Bob Askerlund	Salt Lake Community College
Mark Spencer	Utah System of Higher Education
Ryan Thomas	College of Eastern Utah
Jackie McGill	Spectrum Engineers
Chris Coutts	MHTN Architects
Matt Rich	Jacobson Construction
Greg Peay	Department of Corrections
Kim G. Passey	State Fire Marshall's Office
Richard Abbott	Department of Human Services

Lionel Blau	Mountainland ATC
Jim Paull	Sheet Metal Contractors Association
RoLynne Christensen	VCBO Architecture
Darrell Hart	Utah State University
Kevin Womack	Utah State University

On Wednesday, March 17, 2004, the Utah State Building Board held a regularly scheduled meeting at the University of Utah Marriott Library Gould Auditorium, Salt Lake City, Utah. Chairman Larry Jardine called the meeting to order at 9:03am and thanked the University for their hospitality.

☐ **APPROVAL OF MINUTES OF FEBRUARY 4, 2004.....**

Chair Jardine sought comments on the meeting minutes of February 4, 2004. He noted that Kevin Womack, Darrell Hart and Brent Windley of Utah State University were inadvertently omitted from the attendees at the February 4 meeting.

MOTION: Manuel Torres moved to approve the minutes of February 4 with the addition of the USU staff members. The motion was seconded by Katherina Holzhauser and passed unanimously.

☐ **REPORT ON LEGISLATIVE RESULTS**

Kenneth Nye reported on events during the 2004 Legislative session which proved to be fairly successful. Although the allocated capital budget was not as desirable as hoped, it was higher than expected. Initial discussions indicated the Legislature would hold to the \$64 million in GO bonds that was going to be paid off. The Legislature funded \$86.5 million on the GO bond, of which \$50 million went to the Capitol and \$36.5 million went to other projects. Discussions were also held to limit the level of debt for lease revenue bonds. The Legislature authorized \$25.5 million, which was higher than the \$18 million being paid off.

Mr. Nye provided a document comparing the Building Board's recommendations versus the Governor's recommendations and the Legislature's actions. He noted that the Legislature funded the capital improvements at the .9% level. They also funded the Board's first two priorities of the Ogden and Moab Regional Centers through a lease revenue bond; however the Logan Regional Center was not funded. Funded projects also included the Weber State University Swensen Building renovation and the National Guard Salt Lake/Davis Readiness Center on the GO bond.

The Board previously proposed planning funds for the Public Safety Education/Training Center at Salt Lake Community College. After the Board's prioritization meeting, Larry Miller discussed the potential of funding the project with a donation to Salt Lake Community

College, Public Safety, and Corrections and the Legislature authorized the project to proceed under a donation approach. The agencies may return to the Board next year if the donation does not materialize.

The Salt Lake Community College Health Sciences building was funded at a significantly reduced budget amount, which will require the project scope to be reduced. SLCC has had significant growth over the last several years and have not received a project which served as a critical factor in the consideration.

Discussions occurred as to whether fund a portion of the University of Utah Marriott Library and whether the Legislature would be bound to fund the remainder of the project next year. This raised concerns regarding phased funding.

The SUU Teacher Education building was not funded. Tooele Courts was funded on the lease revenue bond. The CEU library was funded at a reduced level with the perception that funds would be raised.

The Oxbow Jail purchase was also funded through state funds based on several factors including the Governor's support and statement that no more than \$7 million would be spent on the purchase. The \$7 million was \$4.5 million less than the number previously discussed with the Board, and approximately \$7 million less than the appraisal. The value was enhanced as the purchase price decreased. In addition, South Salt Lake City supported the position to renovate to a prison and indicated there was not a need to include money in the budget to purchase adjacent property, which reduced another \$700,000 out of the project. The Legislature took the option of multiple funding sources and funded \$4.8 million on the GO bond, \$1,540,000 in general fund appropriation, \$2.2 million in federal funds and up to \$1.5 million out of capital improvements for remodeling costs. This resulted in \$4.8 million on the GO bond in order to address Oxbow.

In regards to the other funds projects, Mr. Nye provided a comparison of the Building Board's recommendations, the Governors recommendations, and the Legislature's authorizations. Mr. Nye noted the Corrections UCI expansion in Gunnison was not funded due to the business partner withdrawing their interest and therefore withdrew the project from consideration. UDOT presented two projects to the Building Board and then approached DFCM and informed them they only wished to pursue the Vernal project at a reduced scope and wished to postpone the Heber City project. The Transportation Funding Committee was not supportive of using the money for buildings and preferred it for highways. Mr. Nye anticipated UDOT would return next year for the Vernal project with the reduced \$1.5 million scope.

Other differences between the Board's recommendations are the result of new projects that came to light after the Board's actions including the Board of Regents office building

purchase, the UCAT Mountainland ATC lease purchase, and the Natural Resources land purchase in Price. Wildlife Resources has requested a new office building in Price for several years, but it has not been prioritized high enough in the Department to be presented to the Building Board. They have since funded the land purchase out of their own funds.

A schedule summarized all of the funding, including all of the non-state funded projects, which totaled approximately \$323 million. Mr. Nye noted the Legislature does not typically authorize a dollar amount for non-state funded projects, and simply authorizes the project to proceed with a funding source identified.

In efforts to avoid the controversy surrounding the funding for the percent for art, Mr. Nye worked with the Legislature to have the bond bill specify which projects included art money.

Mr. Nye distributed another chart representing the level of state funding by year for the last session and preceeding five legislative sessions including the general fund and income tax funding, the GO bond, transportation fund, lease revenue bond and other state funds. The level of cash funded slightly increased over the last year due to the increase in funding for capital improvements and the money found for the Oxbow project. The amount authorized for GO bonds this year for buildings was the largest of those years represented with the exception of 2001.

Intent and authorization language was included pertaining to the capital budget and the different projects. The language for funding money out of capital improvements for the Oxbow Jail improvements was also identified. It stated DFCM could spend up to \$1.5 million on the remodeling needed for Oxbow. Greg Peay, Department of Corrections, stated the County Council met and suspended all discussion on the Oxbow purchase for five weeks to allow the Sheriff to work with the city to remove the conditional use permits governing the jail. At the previous council meeting, all members with the exception of one supported the Sheriff's position to not sale the jail. Further discussion will resume in five weeks. Kevin Walthers stated the Sheriff felt the state had money to lease the jail and anticipated charging the state \$44.00 a day per inmate. The recommendation of the Legislative Fiscal Analyst's office was to use the empty VOITIS dorm on the Draper campus. Although the facility is not ideal, it is better for the State who could then eventually build their own facility on state property.

Kenneth Nye continued that the capital improvement funding received this year is the largest level of capital improvement funding DFCM has ever received. Larger appropriations were done in the past, but part was retracted due to budget appropriation problems.

The Legislature was not able to fund DFCM's administrative operating budget out of general funds. DFCM is funded again out of project reserve, contingency and capital improvement funding. There was a lot of support expressed in the need to address obtaining permanent funding for DFCM next year.

The Legislature also funded the full amount for the National Guard's maintenance funding for the current fiscal year and half of the funding for next fiscal year. Further discussions will be held to address next year. Intent language passed directing DFCM to not perform more work than budgeted.

A number of bills were passed this session which may have impact on DFCM. HB205 would have a substantial impact as it dealt with State Settlement Agreements Amendments. This allows DFCM to resolve disputes on construction projects through their own resolution process without resolving it in court. DFCM would then be able to move ahead with the current funding processes to pay it off without going to the Legislature. The statute generally requires the Governor's approval for settlements over \$100,000, Legislative Management Committee approval over \$500,000, and Legislative approval over \$1 million.

HB217 may have the greatest impact on DFCM as it pertains to changes to DFCM contract procedures and requirements. It requires DFCM to develop a dispute resolution process and implement it through an administrative rule. The bill identified a number of specific issues for DFCM to consider when developing the rule. This rule would allow subcontractors direct access to the State on dispute resolutions and no longer require them to go through the general contractor. The rule will be written to narrow the ability of the subcontractors to come directly to the state. The bill also placed the requirements in statute regarding making payments timely and paying interests on late payments and addressed clarifying provisions with the appeal process on claims. The bill also requires DFCM to present the rule to the Government Operations Interim Committee prior to August 31. Over the next few months, DFCM will develop rules for proposal through a public process and then present their findings to the Building Board before proceeding to the Government Operations Committee.

HB226 pertained to the legislative approval of capital projects. Several years ago the Legislature passed a bill authorizing the Building Board to be the approval authority for non-state funded capital projects if no state money was involved with the original construction, the operations and maintenance or the capital improvement funding in the future. The bill language did not have enough clarity raising questions as to whether some projects should receive approval from the Building Board. This legislation clarifies and requires state agencies to go through the legislative approval process. If no state appropriated funds are involved in Higher Education projects for the original construction, and they acknowledge they will not be eligible to ask for any increase in state funding for O&M or for capital

improvement money, the Building Board is authorized to grant approval. The bill clarified that institutions going through this process are not eligible for future O&M funding.

HB228 did not pass but pertained to the sale, exchange, or donation of real property to agencies. This bill would have required DFCM to adopt rules to establish a process they would follow for selling or exchanging property. It has some requirements for items needing to be addressed in the rule. It required a public notice and a formal independent appraisal, although it did allow them to set exceptions. Any time an agency went over 95% the appraised value, Building Board's approval was required. Part of the bill creating the most contention was a requirement that the actual purchase offer had to be reviewed and approved by the Governor if the appraised value was over \$500,000, or by the Legislative Management Committee over \$1 million, and the Legislature as a whole if it was over \$2 million. The provision would have resulted in a requirement to have some special sessions every year for the Legislature to approve specific sales transactions.

Mr. Nye also highlighted SJR10 which is the Master Study Resolution. It indicates topics that Legislature did not act on this year, but has enough concern to potentially act on next year. The two topics Mr. Nye felt were of most interest and greatest concern to DFCM were identified in the resolution and included calling for a review of the approval process for the lease revenue bonds for the regional centers. Representative David Clark and others are concerned about the process and whether it is appropriate for the state to use rent budgets to repay a bond and use it as a justification. The second topic dealt with design/build and other construction methods and their appropriateness. Fortunately for DFCM the focus of the debate was on local government and not on DFCM. There was a bill initially proposed in the senate clarifying the existing statutes to allow the local government the authority to do design/build. This issue is currently being reviewed by the Legislative Auditors.

Mr. Nye concluded with his presentation by announcing that Representative Loraine Pace has declared she will not be seeking re-election and will be leaving the Legislature at the end of 2004. Representative Pace has been very involved with issues and has been very dedicated.

Kevin Walthers distributed the summary done by the Legislative Fiscal Analyst's office which included the state budget overview and findings of the capital facilities committee.

Keith Stepan highlighted recapped that DFCM's budget was not on the list for the third year; however they did make a wish list to be funded for administrative budget. As of next year, DFCM will be out of funds.

Mr. Stepan stated there were much improved relationships with the legislators themselves. He too expressed his admiration of Representative Loraine Pace and her commitment to

the Building Board. She has been an incredible leader and involved with her efforts. She will be greatly missed in the Legislature.

MOTION: Steve Bankhead moved to send a letter of appreciation to Representative Loraine Pace thanking her for her support. The motion was seconded by Manuel Torres and passed unanimously.

Chair Jardine recognized the efforts of DFCM on behalf of the Board.

☐ ADVANCE OF FY 2005 CAPITAL IMPROVEMENT FUNDS TO CEU.....

DFCM recommended the Board advance the College of Eastern Utah \$255,800 in the upcoming FY2005 capital improvement funding. This will allow DFCM to combine this project with a project that was funded last year.

Last year, the Board authorized \$1,036,000 to replace 450 feet of tunnel at the Price Campus at CEU, which has been delayed due to the engineering and soils. A new location for the tunnel has finally been located and CEU is now prepared to proceed with the construction. In conjunction, their request for the upcoming year involves replacement of the high voltage distribution system and they wish to place the system in the tunnel being abandoned. By hiring one contractor to do both projects, they would save construction costs and achieve overall efficiency. In addition, it would help achieve completion during the summer.

MOTION: Cyndi Gilbert moved to approve the advancement of funds to the College of Eastern Utah. The motion was seconded by Steve Bankhead and passed unanimously.

☐ ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

John Huish, University of Utah, reported on the delegated projects for the period of January 16 to February 27, 2004. Three A/E contracts were awarded including one for design, one for a master plan and one for a feasibility study. One project was closed in the statewide accounts and eight were closed in the improvement accounts. The quarterly construction status report was included for the quarter including five closed projects, three pending final accounting and four projects remaining open and in construction.

Mr. Huish stated the request for reallocation of the Marriott Library renovation was incorrect. Although the Building Board did authorize the University to proceed through the design phase, they are waiting for permission to proceed beyond planning.

Mr. Huish explained how days left on contracts are determined. Cyndi Gilbert requested more information on contract delays in the future.

MOTION: Steve Bankhead moved to accept the administrative report of the University of Utah. The motion was seconded by Cyndi Gilbert and passed unanimously.

Darrell Hart, Utah State University, requested a reallocation of capital improvement funds to support the Technical Support Services Renovation. As the library budget was cut a few years ago, they had to find some other space for some of the non-library units in the building including space for the technical support services group. Early estimates were for \$400,000, which was severely underestimated as the cost was realistically \$691,936. USU proposed to cover the \$291,936 shortfall by reallocating \$214,123 from the Steam System Supply (HPER/Museum of Art) and \$77,813 from Nutrition and Food Science Chiller Replacement.

Cyndi Gilbert inquired about the percentage of reserve funds. Kenneth Nye clarified the project reserve does not have a percentage budget; it receives a savings on the projects and there is no cap on the reserve fund. This last Legislative session, Utah State University requested approval from the legislature to redirect \$250,000 out of their contingency reserve fund to enhance their chiller plant. The accounts are documented and audited.

MOTION: Steve Bankhead moved to authorize the reallocation of the funds for Utah State University. The motion was seconded by Cyndi Gilbert and passed unanimously.

Darrell Hart continued with the administrative report for the period of January 14 to February 25, 2004 and referenced the summary sheet. He noted the Housing sprinkler system project was 148 days over due to a delay in the contractor submitting the Certificate of Substantial Completion form.

MOTION: Cyndi Gilbert moved to accept the administrative report of Utah State University. The motion was seconded by Katherina Holzhauser and passed unanimously.

☐ ADMINISTRATIVE REPORTS FOR DFCM

Keith Stepan referred the Board to DFCM's administrative report which included portions of the Legislative summary and the capital budget summary. Mr. Stepan highlighted there

were seven new A/E contracts awarded for the period including one direct award for EMA Architects. This was based on a project for the Navajo Trust Fund in Monument Valley. There were approximately seven agencies involved who had already selected EMA and therefore DFCM felt it was appropriate to give them the complete project. This contract is very difficult and has been administered with the State of Arizona and the Indian Nation.

The Decker Lake Youth Correctional Facility multi-denominational chapel had donated money and therefore a sole source contract was issued. This is mostly donated funds and donated labor.

Mr. Stepan stated DFCM is currently funding themselves out of contingency and reserve funds. Those budget amounts increased and the Legislature determined to use those funds for DFCM. DFCM would have preferred reallocating those funds to projects.

Mr. Stepan stated they recently had a very good construction season, which is coming to an end. Steel and concrete prices are rapidly rising causing bids to come in over budgets. Usually the estimates for capital improvement projects are done a year ahead of the project, as they must receive the Board's approval in May for next year's work. He offered to identify projects that are partially funded for the Board in the future.

Katherina Holzhauser questioned the lease report which showed a 6-10% increase in lease space pricing. Mr. Stepan responded this is an excellent lease market and there may be opportunities to see this drop. Kenneth Nye added that a number of leases have an explanation amendment to the lease to remove additional rentals. In those situations, the original lease is set up at a base rate and then allows for increases annually depending on the actual O&M costs. Some agencies have struggled in addressing these issues with their budget and others have asked DFCM to renegotiate those leases to remove that provision and replace it with a flat full service lease so it is a fixed rental now as opposed to a base amount plus O&M.

☐ LITIGATION UPDATE AND POTENTIAL SETTLEMENTS

Chair Jardine sought a motion to move into closed session to discuss litigation issues effecting DFCM.

MOTION: Manuel Torres moved to go into closed session to discuss litigation issues. The motion was seconded by Cyndi Gilbert and passed unanimously.

MOTION: Steve Bankhead moved to resume into regular session. The motion was seconded by Cyndi Gilbert and passed unanimously.

☐ OTHER.....

Katherina Holzhauser inquired about a project prioritization method. She entertained the option of using a conscious alignment model to use in their prioritization processes in the future. She offered to provide the contacts to DFCM to determine feasibility for the Board's use.

☐ ADJOURNMENT.....

MOTION: Cyndi Gilbert moved to adjourn and proceed with the tour at 10:57am. The motion was seconded by Katherina Holzhauser and passed unanimously.

Minutes prepared by: Shannon Lofgreen



Olene S. Walker
Governor

Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: May 5, 2004
Subject: **Allocation of FY2005 Capital Improvement Funds**

Recommendation

Attached are DFCM's recommendations for the allocation of FY 2005 capital improvement funds. DFCM staff has reviewed each of the improvement requests from state agencies and institutions of higher education. The attached recommendations addresses, in DFCM's opinion, the highest priority needs across the state. DFCM suggests that an opportunity be provided for agencies and institutions to comment on the proposed allocations. At the conclusion of the discussion of this agenda item, the Board should take action to approve the allocation of capital improvement funds.

Background

DFCM's recommendations for the allocation of capital improvement funds were developed under the process previously approved by the Board. The total cost of all requests received this year totaled over \$170 million. Funding from the Legislature for these projects was \$43.9 million. Narrowing the list of projects and identifying the highest priority needs represents a enormous undertaking by DFCM staff. In developing its recommendations, DFCM placed the greatest priority on issues raised in facility condition assessments and on critical repairs to HVAC, structural, electrical, and infrastructure. Repairs and upgrades addressing life safety issues were given the highest priority. General remodeling and the addition of new space were generally given a lower priority.

Several documents are attached to explain and support DFCM's recommendations. The first document entitled Summary of Replacement Costs of Facilities vs Share of FY 2005 Capital Improvement Funding shows how the current funding is recommended to be allocated among state agencies and institutions of higher education. This is compared to the share of the facility replacement cost that each classification generates. The second document entitled Summary of Capital Improvement Funding FY 2001 – FY 2005 provides a five-year overview of the allocation of capital improvement funding to each agency and institution.

The third document entitled FY 2005 Capital Improvement Projects contains DFCM's recommendations for this year's allocation of improvement funds. The amount in the request column reflects the original request for the project. The next column shows the amount DFCM has determined is necessary to complete the project. The final document entitled FY 2004 Capital Improvement Project Status Report documents the percentage of projects completed or

currently under construction that were approved by the Board last year. This report is intended to measure DFCM's performance in completing the projects presented to the Board last year as being the highest priority needs throughout the state.

FKS:KDB:sl

Attachment

**Division of Facilities Construction and Management
Summary of Replacement Costs of Facilities Versus
Share of FY 2005 Capital Improvement Funding**

Agency/Institution	FY 2005 Funding	Percent FY 2005 Funding	Percent Replacement Cost
Total Higher Education	\$ 24,573,800	61%	66%
Total State Agencies	\$ 16,038,800	39%	34%
Subtotal	\$ 40,612,600	100%	100%
Statewide Funding Issues	\$ 3,444,300		
Grand Total	\$ 44,056,900		

Summary of Capital Improvement Funding FY2001 - FY2005

Agency	FY2001	%	FY2002	%	FY2003	%	FY2004	%	FY2005	%	Total	%
Higher Education												
College of Eastern Utah	\$ 674,300	2%	\$ 1,097,400	3%	\$ 988,300	3%	\$ 1,081,000	3%	\$ 1,075,800	3%	\$ 4,916,800	3%
Dixie College	\$ 917,400	3%	\$ 1,801,900	4%	\$ 1,386,100	4%	\$ 1,145,500	3%	\$ 1,242,000	3%	\$ 6,492,900	4%
Salt Lake Community College	\$ 1,753,300	6%	\$ 2,638,000	7%	\$ 1,646,700	5%	\$ 1,731,300	4%	\$ 1,770,200	4%	\$ 9,539,500	5%
Snow College	\$ 692,000	2%	\$ 1,502,900	4%	\$ 1,404,000	4%	\$ 975,500	3%	\$ 1,100,000	3%	\$ 5,674,400	3%
Southern Utah University	\$ 1,145,000	4%	\$ 4,456,000	11%	\$ 1,020,000	3%	\$ 1,649,100	4%	\$ 2,757,500	7%	\$ 11,027,600	6%
University of Utah	\$ 4,893,500	15%	\$ 5,473,700	14%	\$ 5,505,100	17%	\$ 6,722,300	17%	\$ 6,959,800	17%	\$ 29,554,400	16%
Utah State University	\$ 3,524,000	11%	\$ 4,089,000	10%	\$ 3,414,000	10%	\$ 3,913,000	10%	\$ 4,146,000	10%	\$ 19,086,000	10%
Utah Valley State College	\$ 1,329,000	4%	\$ 1,791,000	4%	\$ 1,113,000	3%	\$ 2,021,600	5%	\$ 2,151,000	5%	\$ 8,405,600	5%
Weber State University	\$ 2,571,000	8%	\$ 2,853,700	7%	\$ 2,119,400	6%	\$ 2,801,000	7%	\$ 2,487,800	6%	\$ 12,832,900	7%
UCAT	\$ 1,942,700	6%	\$ 1,812,800	4%	\$ 1,394,500	4%	\$ 1,712,700	4%	\$ 883,700	2%	\$ 7,746,400	4%
Total Higher Education	\$ 19,442,200	61%	\$ 27,516,400	68%	\$ 19,991,100	61%	\$ 23,753,000	61%	\$ 24,573,800	61%	\$ 115,276,500	62%
State Agencies												
ABC	\$ 133,500	0%	\$ 213,300	1%	\$ 293,700	1%	\$ 193,400	0%	\$ 89,100	0%	\$ 923,000	0%
Agriculture	\$ -	0%	\$ 90,000	0%	\$ 152,700	0%	\$ 407,000	1%	\$ 148,300	0%	\$ 798,000	0%
Capitol Preservation Board	\$ 1,353,000	4%	\$ 973,000	2%	\$ 595,000	2%	\$ 586,000	2%	\$ 806,700	2%	\$ 4,313,700	2%
Community & Economic Dvlp.	\$ 475,000	1%	\$ -	0%	\$ -	0%	\$ -	0%	\$ 30,000	0%	\$ 505,000	0%
Corrections	\$ 1,817,000	6%	\$ 2,339,000	6%	\$ 2,134,800	6%	\$ 2,472,900	6%	\$ 2,606,600	6%	\$ 11,370,300	6%
Courts	\$ 603,500	2%	\$ 733,000	2%	\$ 537,400	2%	\$ 1,019,000	3%	\$ 1,439,500	4%	\$ 4,332,400	2%
DFCM	\$ 904,000	3%	\$ 1,811,100	4%	\$ 1,905,400	6%	\$ 601,400	2%	\$ 2,147,600	5%	\$ 7,369,500	4%
Environmental Quality	\$ -	0%	\$ 133,000	0%	\$ 114,100	0%	\$ 498,200	1%	\$ -	0%	\$ 745,300	0%
Fairpark	\$ 156,000	0%	\$ 308,000	1%	\$ 375,000	1%	\$ 700,000	2%	\$ 253,600	1%	\$ 1,792,600	1%
Health	\$ 165,000	1%	\$ 494,200	1%	\$ 212,600	1%	\$ 198,000	1%	\$ 724,000	2%	\$ 1,793,800	1%
Human Services	\$ 2,347,000	7%	\$ 2,000,100	5%	\$ 1,614,300	5%	\$ 2,020,400	5%	\$ 2,143,900	5%	\$ 10,125,700	5%
National Guard	\$ 705,000	2%	\$ 772,000	2%	\$ 300,000	1%	\$ 1,309,000	3%	\$ 583,100	1%	\$ 3,669,100	2%
Natural Resources	\$ 2,424,400	8%	\$ 1,142,500	3%	\$ 3,021,500	9%	\$ 2,445,200	6%	\$ 2,637,300	6%	\$ 11,670,900	6%
Public Ed/Rehab/Deaf & Blind	\$ 52,000	0%	\$ 95,000	0%	\$ 220,000	1%	\$ 142,200	0%	\$ 99,300	0%	\$ 608,500	0%
Public Safety	\$ 322,500	1%	\$ 471,400	1%	\$ 145,800	0%	\$ 1,202,000	3%	\$ 321,000	1%	\$ 2,462,700	1%
Tax Commission	\$ 42,000	0%	\$ 25,000	0%	\$ 42,100	0%	\$ -	0%	\$ 51,000	0%	\$ 160,100	0%
Transportation	\$ 549,000	2%	\$ 981,000	2%	\$ 760,700	2%	\$ 838,500	2%	\$ 1,183,600	3%	\$ 4,312,800	2%
Workforces Services	\$ 393,000	1%	\$ 421,600	1%	\$ 600,100	2%	\$ 538,400	1%	\$ 774,200	2%	\$ 2,727,300	1%
Total State Agencies	\$ 12,308,400	39%	\$ 12,789,900	32%	\$ 13,025,200	39%	\$ 15,171,600	39%	\$ 16,038,800	39%	\$ 69,333,900	38%
Subtotal	\$ 31,750,600	100%	\$ 40,306,300	100%	\$ 33,016,300	100%	\$ 38,924,600	100%	\$ 40,612,600	100%	\$ 184,610,400	100%
Statewide Funding	\$ 4,500,800		\$ 4,140,000		\$ 3,090,400		\$ 3,790,100		\$ 3,444,300		\$ 18,965,600	
Funds For Future Allocation	\$ 1,485,815										\$ 1,485,815	
Restoration of FY 2002 Projects					\$ 4,400,000						\$ 4,400,000	
Grand Total	\$ 37,737,215		\$ 44,446,300		\$ 40,506,700		\$ 42,714,700		\$ 44,056,900		\$ 209,461,815	

FY 2005 Capital Improvement Projects

Approved by Building Board May 5, 2004

Agency/Institution	Request	DFCM Recommendation
Higher Education		
College Of Eastern Utah		
Price: Upgrade High Voltage Distribution System (Authorized by B.B. 3/17/04)	\$ 255,800	\$ 255,800
Price: Proposed Conversion of Church into Classroom & Office Space	\$ 450,000	\$ 450,000
San Juan: Demolish Old Home & Add Academic Space in Student Ctr.		\$ 100,000
Price: Business Bldg & BDAC Restroom, Flooring, Code Upgrades	\$ 270,000	\$ 270,000
Paving: Proposed New Parking Lot	\$ 150,000	\$ -
		\$ 1,075,800

Dixie State College		
Main Campus Chiller Plant; Replace 566T/R-12 Unit	\$ 817,000	\$ 841,200
Eccles Fitness Center: Swimming Pool Repairs	\$ 110,800	\$ 110,800
North Instructional Bldg.: ADA & Code Improvements Phase II	\$ 82,500	\$ 116,800
Campus Master Planning	\$ 70,000	\$ -
Campus Fire Alarm System Improvements	\$ 680,000	\$ -
North Plaza: Code Remodeling and Site Improvements	\$ 263,500	\$ -
No. Plaza, Whitehead Bldg, 1000 E. Campus Parking & Lighting Improvements	\$ 320,000	\$ -
Campus Emergency Power and Lighting	\$ 350,000	\$ -
Roofing: Graff Fine Arts	\$ 35,000	\$ 32,800
Roofing: Advisement Center	\$ 50,000	\$ 46,800
Roofing: North Institute Building	\$ 290,000	\$ -
Paving: North Campus Parking Improvements	\$ 100,000	\$ 93,600
HazMat: Gymnasium Sewer Line (Asbestos) Abatement & Replacement	\$ 67,000	\$ -
		\$ 1,242,000

Salt Lake Community College		
RRC - Tunnel Lighting, Power and Exit Signs, Emergency Phones	\$ 217,000	\$ 233,000
SCC - Carpet Replacement	\$ 268,000	\$ 275,000
RRC - Soccer Field Re-grade	\$ 250,000	\$ 211,500
RRC - Pedestrian Crossing Phase II	\$ 43,800	\$ 50,000
Install Fire Sprinkler Systems SCC: Shop RRC Photo Studio	\$ 118,000	\$ 125,000
Controls Metasys AT, ATC, STC Heat Plant & 3 Control NCM Panels at SCC	\$ 158,000	\$ 171,400
SCC - Sidewalk Replacement - North Addition	\$ 11,000	\$ 11,000
RRC - Heat Plant - Install Emergency Generator and Power Network	\$ 98,000	\$ 98,000
RRC - Refurbish Administration Building Chiller	\$ 22,300	\$ 25,000
Exit Signs & Lighting: RRC Admin, Auto Trades Child Develop. Lab; SCC Main	\$ 80,000	\$ 80,000
SSC: Landscape Upgrades Phase II (Corner Property)	\$ 53,000	\$ 55,000
South Campus Signage	\$ 85,000	\$ 98,200
Paving: Redwood Road Campus New North Parking	\$ 300,000	\$ 281,000
Paving: Redwood Road Campus Slurry	\$ 60,000	\$ 56,100
		\$ 1,770,200

Agency/Institution	DFCM	
	Request	Recommendation
Snow College		
Activity Center Mechanical Upgrades	\$ 636,000	\$ 755,000
Heat Plant Boiler Upgrade---Design	\$ 150,000	\$ 135,000
Steam Line Replacement	\$ 33,200	\$ -
Fern Young Building Remodel	\$ 210,000	\$ 210,000
Emergency Phone System	\$ 50,000	\$ -
Paving: West Campus Parking Lot Paving Repair	\$ 75,000	\$ -
Paving: Technology Drive Access Road	\$ 95,000	\$ -
		\$ 1,100,000

Southern Utah University		
Old Main Seismic Repairs & Remodel	\$ 1,500,000	\$ 1,392,000
Old Main Utilities Upgrade	\$ 1,500,000	\$ 1,300,000
Critical Carpet Replacement needs	\$ 125,380	\$ -
Harris East Wing, Plant Operation Bldg & Sci Bldg South Exterior Stair	\$ 150,000	\$ -
Steam and Condensate Line Replacement	\$ 125,000	\$ -
Roofing: Randal Jones Theater	\$ 70,000	\$ 65,500
		\$ 2,757,500

University of Utah		
Merrill Engineering Building (Bldg. 064) Chiller & Controls Replacement	\$ 235,000	\$ 235,000
Wintrobe Fume Hood Exhaust System Upgrade	\$ 533,200	\$ 533,200
Replace 800 Ton Chiller With 2000 Ton Chiller at East Campus Chiller Plant	\$ 1,340,500	\$ 1,340,500
Pioneer Memorial Theater Fire Alarm and Sprinkler System	\$ 289,200	\$ 289,200
Student Services Building (Bldg. 040) Chiller Replacement	\$ 211,300	\$ 211,300
Orson Spencer Hall Fire Alarm and Sprinkler System	\$ 571,200	\$ 571,200
Chemistry Building (Bldg. 085) Cooling Tower Replacement	\$ 400,000	\$ 400,000
Biology Building 084 Fire Alarm and Sprinkler System	\$ 636,000	\$ 636,000
Access Control, Alarm and Security System Replacement Phase I	\$ 275,000	\$ 275,000
Campus Wide Drought Tolerant Landscaping	\$ 210,000	\$ 210,000
Carlson Hall / Law School and Library Fire Sprinkler System	\$ 651,000	\$ 651,000
Replace VFDs on Campus- Buildings 570, 533, 063, 061, 035, 019, 028, 056	\$ 562,500	\$ 686,400
KUER Radio Transmission Upgrade	\$ 28,000	\$ 28,000
High Temperature Water Plant, Replace Motor Control Centers	\$ 750,000	\$ -
High Temperature Water Lines (HTW) Replacement, Phase I	\$ 1,300,000	\$ -
Life Science Building (Bldg. 007) HVAC Upgrade, Phase II	\$ 993,800	\$ -
Roofing: HPER East # 091	\$ 245,850	\$ 254,600
Roofing: HPER North # 092	\$ 155,100	\$ 161,900
Roofing: HPER #090	\$ 176,000	\$ 200,300
Paving: HCI Circle Road Reconstruction	\$ 100,000	\$ 93,600
Paving: HDW Upper Loop Road Reconstruction	\$ 75,000	\$ 70,200
Paving: Red Butte Access Road Reconstruction	\$ 10,000	\$ 9,400
Paving: Building 245 Access Road Reconstruction	\$ 75,000	\$ 70,200
Paving: Red Butte Visitor Center Parking and Roadway Slurry	\$ 35,000	\$ 32,800
Paving: Lot # 40 Guardsman Way Parking Lot Sealing	\$ 180,000	\$ -
HazMat: Small Emergency Response Asbestos Abatement	\$ 25,000	\$ -
		\$ 6,959,800

Agency/Institution	DFCM	
	Request	Recommendation
Utah State University		
HPER Upgrades (floors, A/C, locks, fire alarms)	\$ 1,000,000	\$ 1,000,000
Agricultural Science Electrical Upgrade	\$ 100,000	\$ 100,000
Science-Engineering Research Utility Corridor	\$ 1,000,000	\$ 1,000,000
Central Energy Plant Electrical Upgrade	\$ 350,000	\$ 350,000
Campus Safety Lighting	\$ 250,000	\$ 250,000
Art Barn Electrical Upgrade	\$ 20,000	\$ 20,000
Lund Hall Chiller Replacement	\$ 100,000	\$ 100,000
Central Energy Plant Chiller	\$ 600,000	\$ 600,000
Education Overhead Fire Doors Replacement	\$ 80,000	\$ 80,000
Veterinary Science Fume Hood Upgrades	\$ 500,000	\$ 500,000
Concrete Replacements	\$ 250,000	\$ -
Military Science Renovation	\$ 1,500,000	\$ -
Roofing-Eccles Conference Center	\$ 60,000	\$ 33,400
Roofing-Lund Hall	\$ 56,000	\$ 48,000
Paving-900 East Rebuild	\$ 69,000	\$ 64,600
		\$ 4,146,000

UVSC		
Orem Campus: Vineyard Remodel	\$ 1,440,000	\$ 1,440,000
Orem Campus: Campus Wide Exterior steel panel maintenance	\$ 210,000	\$ -
Orem Campus: Phase II Upgrade Booster Pump Station	\$ 125,000	\$ -
Admin Bldg HVAC Upgrade	\$ 700,000	\$ 711,000
Roofing: Campus Wide Panel Replacement	\$ 125,000	\$ -
		\$ 2,151,000

Weber State University		
Transformer Replacement	\$ 100,000	\$ 100,000
Steam, Condensate & Domestic Water Line Replacement---Phase I	\$ 650,000	\$ 776,600
4100 South---Engineering Study to Tie into Skyline Drive	\$ 50,000	\$ 50,000
Plaza and Chilled Water Replacement	\$ 155,000	\$ 155,000
Automation Center HVAC Renovation	\$ 60,000	\$ 60,000
Allied Health Science Replace Medical Air Compressor & Vacuum Pumps	\$ 60,000	\$ 130,000
Chilled water Plant Improvements	\$ 95,000	\$ 95,000
Science Lab Curtain Wall Repair Study	\$ 30,000	\$ 35,000
Lind Lecture Hall Asbestos Abatement and Renovation Design	\$ 50,000	\$ 50,000
Social Science Building Elevator Repair	\$ 50,000	\$ 50,000
Irrigation System & Landscape Upgrades Phase I	\$ 155,000	\$ 155,000
Campus Entry Road Modifications	\$ 300,000	\$ -
Extension of 4100 South to Skyline Drive	\$ 625,000	\$ -
Concrete Repair	\$ 260,000	\$ 200,000
Admin Bldg Elevator	\$ 50,000	\$ 50,000
Paving: Davis Center New Parking Lot (New Campus)	\$ 140,000	\$ 131,000
Paving: Lot A-6	\$ 120,000	\$ 112,300
Paving: Lot W-8	\$ 80,000	\$ 74,900
HazMat: Science Lab, Contaminated Soil Remediation Under Walkway	\$ 255,000	\$ 263,000
		\$ 2,487,800

Agency/Institution	DFCM	
	Request	Recommendation
UCAT		
Bridgerland ATC: HVAC and Roof Replacement	\$ 300,000	\$ 205,900
Ogden/Weber ATC: Cosmetology HVAC Upgrade	\$ 133,000	\$ 97,800
Ogden/Weber ATC: Children's School South HVAC Upgrade	\$ 85,000	\$ 100,700
Davis ATC Plumbing/Backflow Upgrade	\$ 76,000	\$ 80,600
Roofing: UBATC: Vernal Admin Bldg. Re-Roof	\$ 50,000	\$ 24,300
Paving: Davis ATC New Parking Lot	\$ 200,000	\$ 234,000
Paving: UBATC Vernal Parking Lot	\$ 70,000	\$ 140,400
Paving: BATC: Main Parking Paving Repairs	\$ 60,000	\$ -
Paving: OWATC: Truck Training Area Paving Repairs	\$ 50,000	\$ -
		\$ 883,700

State Agencies

ABC		
Store #22 Install Fire Alarm System and Cameras	\$ 8,400	\$ 8,400
Store #20 Upgrade Interior Lighting	\$ 12,000	\$ 7,900
Store #28 Interior Lighting Upgrade	\$ 12,000	\$ 9,100
Store #22 Upgrade Interior Lighting	\$ 12,000	\$ 9,000
Store #14 Upgrade Interior Lighting	\$ 10,000	\$ 7,900
Store #14 Install Hydraulic Lift & Modify Loading Dock Area	\$ 58,000	\$ -
Store #9 Recaulk Building	\$ 8,700	\$ -
Store #30 Install ADA Doors	\$ 5,800	\$ -
Paving: Moab ABC Store # 27 Concrete Repairs	\$ 50,000	\$ 46,800
		\$ 89,100

Agriculture

Grain Warehouse Demolition and Reconstruction	\$ 350,000	\$ 25,000
Replace HVAC VAV Box Controllers	\$ 123,300	\$ 123,300
Replace Countertops and Restroom Plumbing Fixtures	\$ 40,000	\$ -
Upgrade Interior Lighting	\$ 276,000	\$ -
Carpeting Upgrades	\$ 206,000	\$ -
		\$ 148,300

Capitol Preservation Board

DUP Museum Install New Freight Elevator	\$ 95,700	\$ 95,700
DUP Museum Install Two New Boilers	\$ 170,000	\$ 170,000
Capitol: Install Sidewalks for ADA Accessible Bus Stops	\$ 116,000	\$ 116,000
Capitol Complex Misc Improvements Requested by Preservation Board	\$ 232,000	\$ 200,000
State Office Building Replace Frequency Drives	\$ 65,000	\$ -
State Office Building Replace Three Elevators	\$ 420,000	\$ -
Roofing: White Chapel	\$ 75,000	\$ 75,000
Roofing: Capitol Hill Boiler Room	\$ 145,000	\$ -
Haz Mat: Asbestos Abatement at the Capitol	\$ 150,000	\$ 150,000
		\$ 806,700

Community and Economic Development

Improvements at Various Building	\$ 30,000	\$ 30,000
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Agency/Institution	Request	DFCM
		Recommendation
Corrections		
Proposed Oxbow Jail Renovation and Improvements	\$ 1,500,000	\$ 1,500,000
Uinta 5 Electrical/HVAC Upgrade	\$ 512,000	\$ 512,000
CUCF Hot Water Storage Tank Replacement	\$ 200,000	\$ 200,000
Sewage Grinder Installation	\$ 120,000	\$ 184,000
Oquirrh/Uinta Control Room Upgrade	\$ 244,000	\$ -
Orange Street Code Compliance Upgrade	\$ 234,000	\$ -
CUCF ADA/Fire Suppression Upgrade	\$ 134,000	\$ -
CUCF Control and Electrical Upgrade	\$ 668,000	\$ -
Security Systems and Cell Block Rewire	\$ 145,000	\$ -
Roofing: SSD	\$ 225,000	\$ 210,600
Roofing: Draper Infirmary	\$ 190,000	\$ -
Paving: Freemont Parking Lot Drainage Systems and Repairs	\$ 175,000	\$ -
Paving: NUCCC Northern Utah Community Correctional Center Repairs	\$ 110,000	\$ -
Note: If Oxbow is not purchased funds will be reallocated to other Corrections projects		\$ 2,606,600

Courts		
Ogden District Court Build-Out of Shelled Space	\$ 600,000	\$ 600,000
Matheson Courthouse Jury Box Alterations	\$ 222,800	\$ -
Layton Courthouse Upgrade Controls	\$ 116,000	\$ 85,000
Orem District and Juvenile Courts HVAC Upgrade	\$ 239,100	\$ 239,100
Ogden Juvenile Court Fire Alarm System Upgrade	\$ 49,100	\$ 53,500
Brigham City First District Courts Controls Upgrade	\$ 41,300	\$ 45,000
Provo District Courts Building HVAC Upgrade	\$ 210,000	\$ 210,000
Richfield Courts Building Replace Variable Frequency Drives	\$ 53,300	\$ 59,000
Provo District Court Elevator Repair	\$ 25,000	\$ -
Cedar Fifth District Courts Building HVAC Upgrade	\$ 198,500	\$ -
Ogden Juvenile Court Exit Sign and Lighting Upgrades	\$ 156,300	\$ -
Roofing: Juvenile Courts District 4 Provo	\$ 50,000	\$ 32,700
Roofing: Ogden Juvenile	\$ 78,000	\$ 73,000
Paving: St. George Courts Repairs	\$ 45,000	\$ 42,200
		\$ 1,439,500

DFCM		
Rio Grande Depot Replace Chiller, Cooling Tower, and Other Improvements	\$ 829,000	\$ 829,000
Provo Regional Center Mechanical Upgrade	\$ 456,000	\$ -
Provo Regional Ctr Upgrade Fire Alarm System Including Panel/Devices	\$ 298,000	\$ 305,000
Ogden Regional Center Fire tank repairs - life safety	\$ 22,000	\$ -
Fine Arts (Glen Denning Home) HVAC Upgrade	\$ 30,000	\$ -
Governor's Mansion Carpet	\$ 110,000	\$ 10,000
Provo Regional Center Elevator upgrade	\$ 1,400,000	\$ -
Ogden Regional Center Hot culinary water piping recirculation loop	\$ 22,000	\$ -
Roofing: Heber Wells Bldg Plaza Pavers, Roofing and Landscape	\$ 760,000	\$ 711,400
Paving: Fleet and Surplus Parking Paving Repairs	\$ 60,000	\$ 56,200
Paving: Brigham City Regional Asphalt & Sidewalk Improvements	\$ 252,000	\$ 236,000
		\$ 2,147,600

Agency/Institution	DFCM	
	Request	Recommendation
Environmental Quality		
Bldg. #1 Replace Card Access Readers	\$ 10,000	\$ -
Bldg. #2 Replace Card Access Readers	\$ 10,000	\$ -
Bldg. #1 Boiler Replacement	\$ 48,000	\$ -
Bldg. #2 Boiler Replacement	\$ 59,000	\$ -
Fairpark		
Rodeo Arena Drainage	\$ 15,000	\$ 20,000
Fire Sprinkler System Upgrade Multi-Purpose Bldg.	\$ 20,000	\$ 20,000
Waterline Repairs	\$ 183,000	\$ 138,700
Lighting in Parking and by Administration Building	\$ 59,000	\$ -
Storm Drains and Drainage	\$ 72,000	\$ -
Roofing: Fair Park Admin. Bldg.	\$ 75,000	\$ 74,900
		\$ 253,600
Health		
Frasier Lab: Replace Culinary Water Piping	\$ 105,000	\$ 105,000
Medical Examiners Office Mechanical Ventilation System Upgrade	\$ 318,000	\$ 514,000
Children Special Needs Clinic Install Heat Panels (Exam/Waiting Areas)	\$ 105,000	\$ 105,000
Medical Examiners Office Update Fire Detection and Alarm System	\$ 30,000	\$ -
Frazier Health Laboratory Replace Deteriorating Piping	\$ 68,000	\$ -
		\$ 724,000
Human Services		
Clearfield Office Building 2nd Story Build-Out	\$ 547,000	\$ 547,000
Developmental Ctr: Raintree Bldg. Remodel and HVAC Upgrade	\$ 1,420,000	\$ 1,496,900
Youth Corrections: Slate Canyon Boiler Replacement	\$ 100,000	\$ 100,000
Roofing: Youth Detention - Genesis	\$ 30,000	\$ -
Roofing: Developmental Ctr. Willow Creek	\$ 80,000	\$ -
Roofing: State Hospital Medical Surgical Bldg.	\$ 180,000	\$ -
Paving: Farmington Bay Y.C Paving Repairs	\$ 40,000	\$ -
		\$ 2,143,900
National Guard		
Price – Replace Boiler	\$ 75,000	\$ 87,000
Cedar City Armory Replace 75 Ton HVAC Rooftop Unit	\$ 92,800	\$ 92,800
Ogden Armory Upgrade Central Air	\$ 208,800	\$ -
Roofing: Blanding Armory	\$ 160,000	\$ 149,700
Roofing: Tooele Armory Roof and HVAC	\$ 150,000	\$ 140,400
Paving: Manti Armory Parking Repairs	\$ 60,000	\$ 56,200
Paving: Beaver Armory Slurry	\$ 50,000	\$ -
Paving: Richfield Armory Parking Lot	\$ 60,000	\$ -
HazMat: Brigham City Armory: Asbestos Abatement	\$ 57,000	\$ 57,000
HazMat: Manti Armory: Asbestos Abatement	\$ 66,000	\$ -
		\$ 583,100

Agency/Institution	Request	DFCM
		Recommendation
Natural Resources		
DNR Administration HVAC System Renovation	\$ 1,200,000	\$ -
DNR Administration Replace Water Supply Network	\$ 60,000	\$ 98,300
Parks & Recreation		\$ -
East Canyon BOR Partnership	\$ 1,000,000	\$ 1,000,000
Pipeline From Little Deer Creek to Soldier Hollow Golf Course.	\$ 300,000	\$ 325,000
Great Salt Lake Marina State Park Sewer Upgrade	\$ 100,000	\$ 112,800
Hyrum State Park Relocate Park Office	\$ 263,000	\$ 323,000
Deer Creek Water and Sewer Upgrade	\$ 200,000	\$ -
Kodachrome State Park New Visitor Station	\$ 84,000	\$ -
Dead Horse Point State Park Replace Entrance Station	\$ 115,000	\$ -
Roofing: Edge of The Cedars Museum	\$ 70,000	\$ -
Paving: Antelope Island All Roads Slurry Seal	\$ 250,000	\$ 234,000
Paving: Yuba Lake SP Painted Rocks Campground Improvements	\$ 125,000	\$ 117,000
Wildlife Resources		\$ -
Egan Hatchery Concrete Raceway Repairs	\$ 55,000	\$ 80,000
Mantua Hatchery Concrete Raceway Repairs	\$ 55,000	\$ 80,000
Loa Hatchery Concrete Raceway Repairs	\$ 55,000	\$ 80,000
Cache Valley Hunter Education Facilities Improvements	\$ 169,000	\$ -
Roofing: Mantua Fish Hatchery	\$ 100,000	\$ 187,200
Paving: Springville Fish Hatchery Paving Repairs	\$ 90,000	\$ -
Paving: Public Shooting Great Salt Lake Hunter Access	\$ 75,000	\$ -
		\$ 2,637,300

Office of Education		
State Office of Education Fire Alarm System Replacement	\$ 54,000	\$ 54,000
State Library Hot Water Valve Replacement	\$ 28,768	\$ 21,900
State Library Bead Blast and Repaint Exterior Window Shades	\$ 33,640	\$ -
Judy Ann Buffmire Building Window Reglazing	\$ 17,052	\$ -
Judy Ann Buffmire Building Replace Air Handler Pneumatic Controls	\$ 6,728	\$ -
		\$ 75,900

Office of Rehabilitation		
Roofing: School of Deaf and Blind	\$ 25,000	\$ 23,400

Public Safety		
UHP Technical Support Building Replace 3 Rooftop HVAC Units	\$ 87,000	\$ 87,000
Public Safety POST Replace HVAC System Components	\$ 814,000	\$ -
Public Safety POST Replace Fire Sprinkler Heads and Add New System	\$ 162,000	\$ -
Paving: Highway Patrol Training Grounds Paving Repair and Overlay	\$ 250,000	\$ 234,000
		\$ 321,000

Tax Commission		
Fire Alarm Replacement	\$ 51,000	\$ 51,000

Agency/Institution	DFCM	
	Request	Recommendation
UDOT		
Great Salt Lake Observation Deck Repairs	\$ 120,000	\$ 120,000
Maintenance and Training Facility MTF Building Compressors	\$ 58,000	\$ 58,100
Meadow Maintenance Station: Addition & Remodel	\$ 625,000	\$ 625,000
Greendale Junction Maintenance Station: Replace Existing Building	\$ 375,000	\$ -
Fairview Canyon Maintenance Station: Replace Existing Building	\$ 375,000	\$ -
Roofing: Cedar Administration office	\$ 90,000	\$ -
Roofing: Cedar Testing lab	\$ 90,000	\$ -
Roofing: Cal Rampton Bldg. HVAC Rooftop Unit Replacement and Roofing	\$ 337,000	\$ 315,400
Paving: Calvin Rampton Building Slurry Coat North and South Lots	\$ 69,600	\$ 65,100
		\$ 1,183,600

Workforce Services		
Provo Employment Center-Replace HVAC System and Replace Ceiling Tile	\$ 505,000	\$ 610,000
St. George Admin Building-Replace HVAC System	\$ 145,000	\$ -
Administration Building-Replace Elevator Controls	\$ 580,000	\$ -
Roofing: South County	\$ 175,000	\$ 82,100
Roofing: Administration Building	\$ 84,000	\$ 82,100
Roofing: 7300 South State Office Bldg.	\$ 150,000	\$ -
		\$ 774,200

Statewide Programs		
Capital Improvement Project Management and Audits	\$ 1,231,300	\$ 1,231,300
Facility Condition Assessment Program	\$ 300,000	\$ 283,000
Hazardous Materials Survey & Assessment Program	\$ 100,000	\$ 100,000
Hazardous Materials Emergency Abatement	\$ 100,000	\$ 100,000
Roofing Preventative Maintenance	\$ 400,000	\$ 380,000
Roofing Emergency Program	\$ 240,000	\$ 235,000
Roofing Seismic Program	\$ 275,000	\$ 265,000
Paving Preventative Maintenance	\$ 280,000	\$ 280,000
Paving UCI	\$ 235,000	\$ 220,000
Energy Savings Program (ESCOs)	\$ 100,000	\$ 100,000
Emergency Fund	\$ 350,000	\$ 250,000
Land Option Fund	\$ 50,000	\$ -
		\$ 3,444,300

Total FY 2005 Capital Improvement Projects	\$ 44,056,900
FY 2005 Funding From the Legislature	\$ 43,976,900
Settlement on Department of Corrections 300 Bed Facility	\$ 50,000
Canceled FY 04 Project: Rampton H2O Expansion Tanks	\$ 30,000
Total Funds Available for FY 2005	\$ 44,056,900

FY 2004 Capital Improvement Project Status Report

Projects Managed by DFCM

Presented to the Building Board May 5, 2004

Number of Projects Managed by Improvement Team in FY 2004	150
# of Projects Completed or Under Construction	140
% of Projects Completed or Under Construction	93%

In addition, the improvement team managed \$3.8 million in projects above and beyond those approved by the Board in FY 2004. These projects were funded by state agencies or institutions of higher education.

FY 2004 Capital Improvement Project Status Report

Agency/Institution	Funding	Status
College Of Eastern Utah		
Price: Replace 450 feet of Tunnel System and Infrastructure	\$ 1,036,000	Under Construction
Paving: Science/Purchasing Building Parking Slurry	\$ 45,000	Under Construction
Dixie State College		
100 So. Street Roadway Crossing Improvement	\$ 625,500	Under Construction
Roofing: Science Bldg.	\$ 350,000	Completed
Paving: Main Parking Paving Repairs	\$ 170,000	Under Construction
Salt Lake Community College		
So. City Campus: Upgrade Bleachers	\$ 250,000	Under Construction
So. City Campus: Upgrade Stairs and Associated Landscaping	\$ 500,000	Under Construction
Redwood: Construct Pedestrian Crossing Northeast Side of Campus	\$ 220,000	Under Construction
Redwood Construction Trades: Upgrade Guard Rails	\$ 45,700	Under Construction
Redwood Construction Trades: Pedestrian Ramp Repair	\$ 43,800	Not Started: project cancelled and funds transferred to Pedestrian Crossing
Redwood: Replace Grates in Tunnel	\$ 29,000	Under Construction
Redwood Applied Technology: Install Eyewash Fountains	\$ 17,400	Under Construction
Redwood Applied Technology: Upgrade Guardrails	\$ 22,500	Under Construction
Redwood Construction Trades: Install Adequate Eyewash Fountains	\$ 22,900	Under Construction
Roofing: So. Campus East Entry	\$ 20,000	Completed
Roofing: Auto Trades	\$ 150,000	Under Construction
Paving: Jordan Campus Parking Lot Slurry Seal	\$ 30,000	Under Construction
Paving: Maintenance Bldg. Parking Lot	\$ 75,000	Under Construction
Paving: South Campus Main Lot Concrete Pavers	\$ 75,000	Under Construction
Paving: Redwood Road Campus Concrete Repair	\$ 50,000	Under Construction
Paving: Redwood Road Campus Ring Road Slurry	\$ 80,000	Under Construction
Snow College		
Business Building: HVAC Upgrade and Bldg Renovation	\$ 620,500	Completed
Relocate Radio Tower	Included	Completed
Renovate Fern Young Hall to Relocate Outreach Program & Radio	Included	Completed
Library Power Upgrade	Included	Completed

Agency/Institution	Funding	Status
Snow College		
Family Life Bldg: HVAC Upgrade	\$ 150,000	Under Construction
Haz Mat: Physical Plant Offices Asbestos Abatement	\$ 62,000	Completed
Haz Mat: Stadium Offices Asbestos Abatement	\$ 48,000	Completed
Paving: Main Campus Slurry	\$ 50,000	Under Construction
Paving: Library Parking Asphalt Repair	\$ 45,000	Under Construction
Southern Utah University		
So Main Steam Trunk Line Replacement and Utility Tunnel Extension	\$ 160,000	Completed
Multipurpose Building: Install Elevator	\$ 160,000	Completed
Condition Assessment Repairs	\$ 60,000	Under Construction
Centrum Arena Floor Replacement	\$ 120,000	Completed
South Hall Replacement	\$ 669,100	Completed
Art Studio Building Replacement	\$ 255,000	Completed
Auditorium Seating Replacement	\$ 150,000	Completed
Paving: Main Parking Paving Repairs	\$ 75,000	Completed
University of Utah		
Roofing: Military Science Bldg 023	\$ 38,000	Completed
Roofing Heartport Bldg. 853	\$ 118,000	Completed
Roofing: Energy and Mineral 056	\$ 69,000	Under Construction
Roofing: Hedco Bldg 057	\$ 140,000	Under Construction
Utah State University		
Roofing: Water Lab	\$ 70,000	Completed
Roofing: Fine Arts	\$ 185,000	Under Construction
Roofing: Stadium Press Box	\$ 53,000	Completed
Roofing: University Reserve	\$ 25,000	Under Construction
Haz Mat: Old Steam tunnel Asbestos Abatement (Boiler Demolition)	\$ 175,000	Under Construction
UVSC		
Domestic and HVAC Hot Water Pipe & Valve Replacement	\$ 657,000	Under Construction
Freeze Prevention	\$ 211,900	Under Construction
Improvements Identified by ESCO	\$ 242,700	Completed
Vineyard School Remodel Planning & Design	\$ 50,000	Completed
Roofing: Plaza Pavers	\$ 650,000	Completed

Agency/Institution	Funding	Status
UVSC Continued		
Roofing: LRC East Section	\$ 125,000	Completed
Paving: Parking Lot J1/G Paving Repair	\$ 85,000	Under Construction
Weber State University		
Business Building Structural Repairs	\$ 73,000	Completed
McKay Education Bldg. HVAC Renovation	\$ 1,450,000	Completed
Lampros Hall HVAC Renovation	\$ 450,000	Completed
Potable Water & Heating System Line Replacement Phase I	\$ 350,000	Under Construction
Stevenson Athletic Center HVAC Replacement	\$ 63,000	Completed
Roofing: Annex #9	\$ 15,000	Completed
Roofing: Annex #13	\$ 15,000	Completed
Haz Mat: Science Lab, Soil Remediation & Walkway Replacement	\$ 255,000	Not Started: postponed funds reallocated to Stewart Library Elevator Upgrade
Paving: Lot W-5 Upper and Lower Lot	\$ 65,000	Completed
Paving: Lot A-5 Access Road Concrete Repair	\$ 65,000	Completed
Stewart Library Elevator Upgrade	\$ 255,000	Under Construction
UCAT		
O/WATC: Student Services Bldg. HVAC	\$ 879,800	Completed
BATC: HVAC and Roof Replacement	\$ 420,000	Under Construction
DATC: HVAC Conversion and Water System Replacement	\$ 175,000	Completed
UBATC: Haz Mat: Welding Shop Ventilation System Improvements	\$ 237,900	Completed
O/WATC: BDO Build Out	\$ 250,000	Under Construction
ABC		
Store #34 Upgrade Exterior Stucco 1901 Sidewinder, Park City	\$ 50,300	Completed
Store #34 Upgrade Electrical	\$ 12,600	Completed
Store #23 Replace Balance HVAC Roof Top Unit (5948 So. 1900 W. Roy)	\$ 15,600	Completed
Store #30 Install Emergency Lighting (625 W. 600 N. Layton)	\$ 7,000	Completed
Store #5: Replace Floor Tile (166 So. Freedom Blvd. Provo)	\$ 62,900	Completed
Paving: Store #25 Asphalt Paving Repairs	\$ 45,000	Not Started: Project on hold. Legislature approved replacement store. Funds reallocated once sale is finalized

Agency/Institution	Funding	Status
Agriculture		
New Chiller, Boiler & Roof Top Equipment	\$ 297,000	Completed
Roofing: Re-Roof After HVAC Replacement	\$ 110,000	Completed
Corrections		
Relocate Power Line Under I-15	\$ 15,000	Completed
CUCF Sewer Line Upgrade	\$ 900,000	Completed
Installation of Waste Grinder & Extruder	\$ 133,000	Under Construction
CUCF ISIS Priority Ones & Facility Security	\$ 419,000	Under Construction
AP&P ISIS Priority Ones & Facility Improvements	\$ 466,900	In Design
Draper Prison Shower Tile Upgrade Phase II	\$ 80,000	Completed
Improvements Identified by ESCO	\$ 200,000	Completed
Roofing: Building #7	\$ 56,000	Completed
Roofing: Draper Central Maintenance Building	\$ 65,000	Not Started: cancelled funds reallocated to CUCF Admin & Tunnel Roofing
Haz Mat: Fred House Academy Indoor Firing Range Abatement	\$ 138,000	Under Construction
Roofing: CUCF Admin Bldg. & Tunnel	\$ 65,000	Completed
Courts		
Orem District/Juvenile Court: Remodel and Code Upgrades	\$ 444,000	Completed
Matheson Courthouse: Security System Replacement	\$ 175,000	Under Construction
Ogden Juvenile Court: Chiller and Cooling Tower Upgrade and Lighting Upgrade	\$ 325,000	Completed
Paving: Farmington Courts Additional Parking	\$ 75,000	Completed
DFCM		
Paving: Brigham City Education Center Parking Lot Drainage	\$ 55,000	Completed
Public Radio Station Transponder Upgrade	\$ 26,000	Completed
Ogden Regional Ctr: Upgrade Fire Alarm System	\$ 195,400	Under Construction
Cedar Regional: Lighting and Exit Signs	\$ 35,000	Completed
Cedar City Regional Ctr: Upgrade ADA Access	\$ 15,000	Under Construction
Heber Wells Bldg: Parking Garage CO2 Monitors	\$ 30,000	Completed
Provo Regional Ctr: Replace Fire Rated Doors	\$ 45,000	Under Construction
Provo Regional Ctr: Parking Terrace Upgrades	\$ 200,000	Under Construction

Agency/Institution	Funding	Status
Environmental Quality		
Bldg. #1: Upgrade and Balance HVAC and Bldg. Controls	\$ 162,500	Under Construction
Bldg. #2: Upgrade and Balance HVAC and Bldg. Controls	\$ 255,700	Under Construction
Roofing: Building #1	\$ 80,000	Under Construction
Fairpark		
Replacement of Deseret Building	\$ 700,000	Completed
Health		
Cannon Bldg: Concrete Sidewalk Replacement	\$ 88,000	Under Construction
Cannon Bldg: Stair Tred Replacement	\$ 20,000	Under Construction
Medical Examiners Bldg: Carpet/Linoleum Replacement	\$ 50,000	In Design
Not Started: postponed because of lack of funding project will start in FY 2005 after additional funding is approved		
Frasier Lab: Replace Culinary Water Piping	\$ 40,000	
Human Services		
USDC Willowcreek Bldg: Remodel	\$ 1,500,000	Under Construction
USH Boiler Plant: Repairs Identified by Condition Assessment	\$ 26,000	Completed
Wasatch Youth Center: Replace Culinary Water Piping	\$ 226,100	Under Construction
Not Started: funds reallocated to Genesis Y.C. Window Replacement		
Slate Canyon Youth Center: Upgrade Roof Top Units and HVAC	\$ 8,000	Replacement
Roofing: Y.C Slate Canyon Re-Roof Entrance	\$ 30,000	Same as Above
Admin Bldg: Replace Culinary Water Piping	\$ 75,300	Under Construction
Paving: Y.C Weber Valley Detention Center Paving Repairs	\$ 35,000	Completed
Paving: Developmental Center Main Parking Paving Repairs	\$ 80,000	Under Construction
Paving: State Hospital Main Parking Paving Repairs	\$ 40,000	Under Construction
Genesis Y.C. Window Replacement	\$ 38,000	Completed
National Guard		
National Guard Maintenance	\$ 450,000	Completed
Mount Pleasant Armory: Replace Coal Fired Boiler	\$ 59,000	Completed
Miscellaneous Improvements	\$ 75,000	Completed
Roofing: Draper Armory	\$ 500,000	Under Construction
Roofing: Camp Williams #517	\$ 150,000	Completed
Paving: Admin Bldg front& West Parking Paving Repair	\$ 75,000	Under Construction

Agency/Institution	Funding	Status
Natural Resources		
Admin: Replace Water Heater & Pipe Mounted Pumps	\$ 25,700	In Design
Parks & Recreation	\$ -	
BOR Matching Funds	\$ 1,000,000	Under Construction
Great Salt Lake Marina Harbor Renovation	\$ 700,000	Under Construction
		Not Started: EPA changes made treatment upgrade unnecessary. Funds reallocated to FY 2005 little deer creek water line at Soldier Hollow Golf Course
Wasatch Mtn St. Park Epperson Springs Culinary Water Treatment System	\$ 168,000	
Roofing: Jordanell St. Park Buildings Pipe Flashing	\$ 30,000	Under Construction
Roofing: Antelope Island Visitor Center	\$ 50,000	Completed
Paving: Bear Lake Cottonwood Campground Paving Repair	\$ 90,000	Under Construction
Paving: Green River Parking Lot Asphalt Repair	\$ 75,000	Under Construction
Paving: Antelope Island Buffalo Parking and Access Pavement Repair	\$ 85,000	Under Construction
Wildlife Resources	\$ -	
Eagan Hatchery: Waterline/Lighting/Tank Cover/Pond Dredging	\$ 136,500	Completed
Paving: Lee Kay Hunter Ed.	\$ 85,000	Under Construction
Office of Education		
Upgrade ADA Ramp	\$ 42,200	Under Construction
Roofing: Deaf & Blind School: Ogden New Roof	\$ 100,000	Completed
Public Safety		
		Not Started: Project Canceled. Request for new Bldg. Funds reallocated to UCAT BDO Bldg, SUU Old Main & Brigham Ed Ctr
POST Academy: Fire Sprinkler Heads Upgrade and HVAC Upgrade	\$ 1,202,000	
Brigham City Ed Ctr. Drivers License Expansion/Remodel	\$ 60,000	Under Construction
UDOT		
Rampton: Boiler Flue	\$ 78,200	Under Construction
		Not Started: Project canceled. Funds reallocated to FY 05 projects
Rampton: H2O Expansion Tanks	\$ 30,000	
Rampton: MCC Panel	\$ 30,300	Under Construction
Salt Lake West Maintenance Station: New Water Line	\$ 150,000	Completed
Monticello Maintenance Station: New Addition & Truck Wash Rack	\$ 400,000	Under Construction
Roofing: Richfield Office	\$ 70,000	Completed
Roofing: Wendover Restrooms	\$ 30,000	Under Construction
Roofing: Eureka	\$ 50,000	Under Construction

Agency/Institution Workforce Services	Funding	Status
Provo Employment Ctr: Replace Exterior ADA Ramp	\$ 11,900	Under Construction
Ogden Employment Ctr: Seismic Bracing	\$ 16,100	Not Started: project not needed funds transferred to project reserve
Ogden Employment Ctr: Install Lever Actuated Door Handles	\$ 33,800	Under Construction
South Co. Employment Ctr: Install Lever Actuated Locksets	\$ 33,900	Under Construction
Metro Employment Ctr: Upgrade HVAC	\$ 56,900	In Design
South Co. Employment Ctr: Replace Chiller	\$ 80,000	Completed
Metro Employment Ctr: Install Backup Generator	\$ 80,300	In Design
Vernal: Restroom Accessibility Upgrade	\$ 25,000	Completed
Provo Employment Ctr: Upgrade Restrooms ADA	\$ 40,000	Not Started: waiting for completion of elevator project
Vernal Employment Ctr: Upgrade Exterior Lighting	\$ 6,500	Completed
Provo Employment Ctr: Replace Sprinkler System	\$ 14,000	Under Construction
Provo Employment Ctr: Install Accessible Elevator	\$ 140,000	Under Construction
Total Projects	150	
Projects Completed or Under Construction	140	
Percentage Completed or Under Construction	93%	

In addition, the improvement team managed \$3.8 million in projects above and beyond those approved by the Board in FY 2004. These projects are funded by state agencies or institutions of higher education.

Agency/Institution Funded Projects	Amount	Status
Utah National Guard	\$ 225,500	Under Construction
Jordanelle State Park Boiler Replacement	\$ 17,100	Under Construction
Slate Canyon Y.C. Emergency Boiler Replacement	\$ 45,200	Completed
AMES at Cottonwood High School	\$ 700,000	Completed
West Campus Irrigation Renovation	\$ 239,400	Under Construction
Bear Lake Marina Renovation	\$ 933,200	Under Construction
Brigham City Ed Ctr. Drivers License Remodel	\$ 60,000	Under Construction
Roofing: Fern Young Hall	\$ 75,000	Under Construction
St. George Armory Renovation	\$ 625,000	Completed
Parks & Rec: Jordan River SP Trail Paving Repairs	\$ 25,000	Completed
Parks & Rec: Bear Lake SP Additional Boat Parking	\$ 20,000	Completed
Parks & Rec: Territorial State House Paving	\$ 20,000	Completed
Parks & Rec: Willard Bay SP South Marina Road Widen	\$ 30,000	Completed
Parks & Rec: Soldier Hollow Day Lodge Paving	\$ 115,000	Completed
Parks & Rec: Soldier Hollow Trail Extension Paving	\$ 30,000	Completed
Parks & Rec: Gunlock SP Boat Parking Expansion	\$ 49,000	Completed
Parks & Rec: Jordanell SP Rock Cliff Anglers Access	\$ 200,000	Completed
Parks & Rec: Starvation State Park Boating Funds Paving Repairs	\$ 200,000	Completed
Parks & Rec: Hyrum State Park Boating Funds Paving Repairs	\$ 23,000	Completed
Public Safety: Taylorsville BCI Parking Lot Improvements	\$ 35,000	Completed
Corrections: Draper Administration Access Road	\$ 80,000	Completed
Ntl Guard: Camp Williams Building #119 Paving Repairs	\$ 49,000	Completed
Ntl Guard: Camp Williams Main Road Paving Repairs	\$ 15,000	Completed
	\$ 3,811,400	



Olene S. Walker
Governor

Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: May 5, 2004
Subject: **Development of DFCM Claims Resolution Process**

In the 2004 regular session, the Legislature passed HB 217, Changes to Division of Facilities Construction and Management Contract Procedures and Requirements. This bill was sponsored by Rep. Wayne Harper. A copy of the bill is attached.

In Subsection 63A-5-208(6) on page 5, the bill requires DFCM, in consultation with the Building Board, to "prepare draft rules establishing a process for resolving disputes involved with contracts under the division's procurement authority." It requires that "the draft rules be presented to the Government Operations Interim Committee for review, comment, and recommendations before August 31, 2004." At the bottom of page 5 and most of page 6, the Legislature identified issues that should be considered in the rules.

To aid in the development of the rules, DFCM desires to set up an advisory group to provide input regarding the process and requirements that should be included in the rules. The advisory group will include representatives of associations of general contractors, subcontractors, and architects. DFCM is also inviting Rep. Harper to participate. DFCM is requesting that one or two Board members participate in the development of the rules.

DFCM anticipates that an update will be provided to the Board in subsequent meetings with draft rules being presented for consideration of the Board no later than the August 4th meeting.

FKS:KEN:sl

Attachment

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H.B. 217

**CHANGES TO DIVISION OF FACILITIES
AND CONSTRUCTION MANAGEMENT
CONTRACT PROCEDURES AND
REQUIREMENTS**

2004 GENERAL SESSION

STATE OF UTAH

Sponsor: Wayne A. Harper

LONG TITLE

General Description:

This bill makes substantial changes to the Division of Facilities Construction and Management (DFCM) contracting procedures and requirements for construction contracts.

Highlighted Provisions:

This bill:

- < requires DFCM to prepare draft rules establishing a process for resolving claims made by contractors and subcontractors;
- < suggests certain elements of that process that the rule may include;
- < requires DFCM to submit the draft rules to the Government Operations Interim Committee for its review and comment; and
- < makes technical corrections.

Monies Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

AMENDS:

63A-5-205, as last amended by Chapter 365, Laws of Utah 1999

63A-5-208, as last amended by Chapter 91, Laws of Utah 2000

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Be it enacted by the Legislature of the state of Utah:

Section 1. Section **63A-5-205** is amended to read:

63A-5-205. Contracting powers of director -- Retainage.

(1) As used in this section, "capital developments" and "capital improvements" have the same meaning as provided in Section 63A-5-104.

~~[(1)]~~ (2) In accordance with Title 63, Chapter 56, Utah Procurement Code, the director may:

(a) enter into contracts for any work or professional services which the division or the State Building Board may do or have done; and

(b) as a condition of any contract for architectural or engineering services, prohibit the architect or engineer from retaining a sales or agent engineer for the necessary design work.

~~[(2)]~~ (3) The judgment of the director as to the responsibility and qualifications of a bidder is conclusive, except in case of fraud or bad faith.

(4) The division shall make all payments to the contractor for completed work in accordance with the contract and pay the interest specified in the contract on any payments that are late.

~~[(3)]~~ (5) If any payment on a contract with a private contractor to do work for the division or the State Building Board is retained or withheld, it shall be retained or withheld and released as provided in Section 13-8-5.

Section 2. Section **63A-5-208** is amended to read:

63A-5-208. Definitions -- Certain public construction bids to list subcontractors -- Changing subcontractors -- Bidders as subcontractors -- Dispute resolution process -- Penalties.

(1) As used in this section:

(a) "First-tier subcontractor" means a subcontractor who contracts directly with the prime contractor.

(b) "Subcontractor" means any person or entity under contract with a contractor or

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another subcontractor to provide services or labor for the construction, installation, or repair of an improvement to real property.

(c) "Subcontractor" includes a trade contractor or specialty contractor.

(d) "Subcontractor" does not include suppliers who provide only materials, equipment, or supplies to a contract or subcontractor.

(2) The director shall apply the provisions of this section to achieve fair and competitive bidding and to discourage bid-shopping by contractors.

(3) (a) (i) (A) On each public construction project, the director shall require the apparent lowest three bidders to submit a list of their first-tier subcontractors indicating each subcontractor's name, bid amount, and other information required by rule.

(B) Other bidders who are not one of the apparent lowest three bidders may also submit a list of their first-tier subcontractors containing the information required by this Subsection (3).

(C) The director may not consider any bid submitted by a bidder if the bidder fails to submit a subcontractor list meeting the requirements of this section.

(ii) On projects where the contractor's total bid is less than \$500,000, subcontractors whose bid is less than \$20,000 need not be listed.

(iii) On projects where the contractor's total bid is \$500,000 or more, subcontractors whose bid is less than \$35,000 need not be listed.

(b) (i) The bidders shall submit this list within 24 hours after the bid opening time, not including Saturdays, Sundays, and state holidays.

(ii) This list does not limit the director's right to authorize a change in the listing of any subcontractor.

(c) The bidders shall verify that all subcontractors listed as part of their bids are licensed as required by state law.

(d) Twenty-four hours after the bid opening, the contractor may change his subcontractors only after:

- (i) receiving permission from the director; and
- (ii) establishing that:

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- (A) the change is in the best interest of the state; and
- (B) the contractor establishes reasons for the change that meet the standards established by the State Building Board.
- (e) If the director approves any changes in subcontractors that result in a net lower contract price for subcontracted work, the total of the prime contract may be reduced to reflect the changes.
- (4) (a) A bidder may list himself as a subcontractor when the bidder is currently licensed to perform the portion of the work for which the bidder lists himself as a subcontractor and:
 - (i) the bidder intends to perform the work of a subcontractor himself; or
 - (ii) the bidder intends to obtain a subcontractor to perform the work at a later date because the bidder was unable to:
 - (A) obtain a bid from a qualified subcontractor; or
 - (B) obtain a bid from a qualified subcontractor at a cost that the bidder considers to be reasonable.
- (b) (i) When the bidder intends to perform the work of a subcontractor himself, the director may, by written request, require that the bidder provide the director with information indicating the bidder's:
 - (A) previous experience in the type of work to be performed; and
 - (B) qualifications for performing the work.
- (ii) The bidder must respond in writing within five business days of receiving the director's written request.
- (iii) If the bidder's submitted information causes the director to reasonably believe that self-performance of the portion of the work by the bidder is likely to yield a substandard finished product, the director shall:
 - (A) require the bidder to use a subcontractor for the portion of the work in question and obtain the subcontractor bid under the supervision of the director; or
 - (B) reject the bidder's bid.
- (c) (i) When the bidder intends to obtain a subcontractor to perform the work at a later

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date, the bidder shall provide documentation with the subcontractor list describing:

- (A) the bidder's efforts to obtain a bid of a qualified subcontractor at a reasonable cost;
- and
- (B) why the bidder was unable to obtain a qualified subcontractor bid.
- (ii) If the bidder who intends to obtain a subcontractor to perform the work at a later date is awarded a contract, the director shall supervise the bidder's efforts to obtain a qualified subcontractor bid.
- (iii) The director may not adjust the amount of the contract awarded in order to reflect the actual amount of the subcontractor's bid.

(5) The division may not disclose any subcontractor bid amounts obtained under this section until the division has awarded the project to a contractor.

~~[(6) (a) The director may establish a Contractor Performance Review Committee to:]~~

~~[(i) adjudicate complaints about contract or, subcontractor, and supplier performance by following the procedures and requirements of Section 63-56-48, and]~~

~~[(ii) when appropriate, impose suspensions or debarments from bidding on state building contracts on contractors, subcontractors, and suppliers for cause.]~~

~~[(b) In conducting hearings and making decisions under this Subsection (6), the Contractor Performance Review Committee is acting as the chief procurement officer or the head of purchasing agency for purposes of Section 63-56-48.]~~

(6) (a) The director shall, in consultation with the State Building Board, prepare draft rules establishing a process for resolving disputes involved with contracts under the division's procurement authority.

(b) The draft rules shall be presented to the Government Operations Interim Committee for review, comment, and recommendations before August 31, 2004.

(c) The director shall consider, and the rules may include:

(i) requirements regarding preliminary resolution efforts between the parties directly involved with the dispute;

(ii) requirements for the filing of claims, including notification, timeframes, and

H.B. 217**Enrolled Copy**documentation:

(iii) identification of the types of costs eligible for allocation and a method for allocating costs among the parties to the dispute;

(iv) required time periods, not to exceed 60 days, for the resolution of the claim;

(v) provision for an independent hearing officer, panel, or arbitrator to extend the time period for resolution of the claim by not to exceed 60 additional days for good cause;

(vi) provision for the extension of required time periods if the claimant agrees;

(vii) requirements that decisions be issued in writing;

(viii) provisions for administrative appeals of the decision;

(ix) provisions for the timely payment of claims after resolution of the dispute, including any appeals;

(x) a requirement that the final determination resulting from the dispute resolution process provided for in the rules is a final agency action subject to judicial review as provided in Sections 63-46b-14 and 63-46b-15;

(xi) a requirement that a claim or dispute that does not include a monetary claim against the division or its agents is not limited to the dispute resolution process provided for in this Subsection (6);

(xii) requirements for claims and disputes to be eligible for this dispute resolution process;

(xiii) the use of an independent hearing officer, panel, arbitration, or mediation; and

(xiv) the circumstances under which a subcontractor may file a claim directly with the division.

(d) Persons pursuing claims under the process required by this Subsection (6):

(i) are bound by the decision reached under this process unless the decision is properly appealed; and

(ii) may not pursue claims or disputes under the dispute resolution process established in Sections 63-56-49 through 63-56-58.

(7) In addition to all other reasons allowed by law or rule, the director may reject all bids if none of the bidders whose bid is within the budget of the project submit a subcontractor list that

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meets the requirements of this section.

(8) Any violation of this section, or any fraudulent misrepresentation by a contractor, subcontractor, or supplier, may be grounds for:

(a) the contractor, subcontractor, or supplier to be suspended or debarred by [~~a Contractor Performance Review Committee~~] the director; or

(b) the contractor or subcontractor to be disciplined by the Division of Professional and Occupational Licensing.



Olene S. Walker
Governor

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MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: May 5, 2004
Subject: **Architect/Engineer Standard of Care and Peer Review**

Recommendation:

DFCM recommends that the Board approve the attached revisions to the contractual provisions for the standard of care by architects and engineers and the review of documents.

Background:

On June 5, 2002, the Board approved a change in a number of contractual provisions in the agreement for architects and engineers. One of the changes was to require the A/E to obtain a "peer review" of documents at the completion of the schematic and contract document phases. This change was implemented to provide a mechanism for replacing the plan review that was no longer being provided by DFCM.

The Board also approved the inclusion of a new standard for the A/E's responsibility for errors and omissions. This standard essentially said that the A/E was not financially responsible for the cost of correcting errors and omissions until their accumulative amount exceeded 2% of the initial construction contract amount. Once they exceeded this threshold, the A/E would be responsible for the portion of the cost of correcting the error or omission that did not involve a betterment (added value) to the state. For those corrections that did add value, the contract established an assumption that the state pays a 10% premium for work accomplished through change orders. The A/E would therefore be responsible for this premium.

At the time these changes were adopted, concerns were expressed by some A/Es and the Board requested that DFCM monitor how the changes worked out and report back to the Board at a future date.

This topic was addressed in the review of DFCM's procurement process for selecting A/Es last fall. DFCM has been considering the recommendations of the review committee and further discussions have ensued.

DFCM has also hired a new State Building Official who will now perform a limited code review of contract documents before they proceed to construction. As the peer review process has not worked as was intended, DFCM is proposing the revised language to provide flexibility in how the review of documents is accomplished. For each project, DFCM will determine whether to supplement this internal review with an additional review by either an engineering firm(s) or a firm that specializes in the review of documents.

As a result, DFCM supports the replacement of the contract language calling for a peer review with revised language that requires the A/E to cooperate with the review process as shown in the revised paragraph 4 on the attachment.

As DFCM has contemplated the existing standard of care, we have recognized the difficulties of relying on a standard percentage in evaluating the A/Es liability for errors and omissions. A single standard does not adapt to the size and complexity of the project or how egregious the error is. Questions have been raised as to whether the standard would be enforceable in light of existing case law on this subject. Insurers of A/Es have also indicated that the standard is not necessarily insurable.

As a result, DFCM supports the removal of the specified standard of care from the A/E contract and supports replacing it with the more general language included in paragraph 3 of the attachment.

FKS:KEN:sll

Attachment

Change ARTICLE II. B. 3. and 4. of the Agreement Between Owner and Consultant as follows:

3. Standard of Care; Responsibility. Consultant shall exercise the degree of skill and diligence as exercised by members of the Consultant's profession having substantial experience on projects similar in type, magnitude and complexity to the Project that is the subject of this Agreement. ~~The Consultant shall be liable and responsible for damages, additional burdens and penalties caused by the failure to meet this standard set forth in this Agreement. This standard of care may be further modified in the Attachments hereto.~~ The Consultant shall be liable to the Owner for claims, liabilities, additional burdens, penalties, damages or third party claims (i.e. a Contractor claim against the Owner), related to errors or omissions that do not meet this standard of care.
4. ~~Peer Review of Design Documents. At the completion of the Schematics and Contract Document phases of design, Consultant shall obtain a peer review of the documents prepared under that design phase. This peer review shall address compliance with applicable building codes, ADA requirements, the Owner's Design Standards, and coordination of the documents. The review shall be performed by a licensed architect, structural engineer, mechanical engineer and electrical engineer who are independent of the Consultant and the Consultant's Subconsultants. The Consultant shall submit a written statement from the persons performing the peer review documenting the review comments. The Consultant shall indicate which review comments have been incorporated into the design submittal and shall provide a justification for those which were not. Requirements for the peer review may be modified in Attachment A. All costs related to the peer review shall be the sole responsibility of the Consultant and are considered a part of the Consultant's fee.~~
4. Consultant shall comply with any review process required by the Owner. The Consultant shall make submissions to the reviewing entity in a timely manner so as not to delay the reviewing entity.
5. ~~Consultant Responsibility. The Consultant's responsibilities for costs and damages to the Owner resulting from errors and omissions and other breaches of the standard of care of this Agreement are as follows. The Consultant shall not be liable for the construction cost to remedy errors or omissions until the cumulative amount of the costs and damages from all errors and omissions reaches 2.0% (two percent) of the initial Construction Contract amount. When the cumulative construction cost to correct errors and omissions exceeds 2.0% (two percent) of the initial Construction Contract amount, the Consultant shall be responsible for all costs and damages in excess of this threshold resulting from errors and omissions and other breaches of the standard of care of this Agreement for~~

~~corrective action except that the Consultant's responsibility for that portion of the construction work that provides a "betterment" to the Owner shall be 10% (ten percent) of the cost of any construction work obtained by change order. Costs and damages, include, but are not limited to: demolition, cutting, patching, repairs, removal or modification of work that is already in place, increased material costs, any contractor or Owner delay damages, and judgments, fines or penalties against the Owner. The 10% (ten percent) charge to the Consultant for construction work that provides a "betterment" to the Owner is fixed and agreed upon by the Owner and Consultant as the estimated premium cost of obtaining the work by change order. In addition to the above, the Consultant shall be responsible for any services required of the Consultant or its Subconsultants to remedy the error or omission.~~

(NOTE: errors and omissions are now covered under Article II.B.3. above).



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MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: May 5, 2004
Subject: **Mountainlands ATC Lease Purchase**

Recommendation:

DFCM is completing its review of this proposal and will provide its analysis and recommendation at the meeting.

Background:

The lease-purchase authorization that was recently approved by the Legislature is included in the attached letter from Robert Brems, the campus president of MATC. As noted in the attached letter, the legislative authorization requires that the Building Board “determine that the lease-purchase option is less costly to the state than the current lease” before MATC may execute the lease-purchase agreement with Alpine School District.

MATC is currently leasing 25,000 square feet from a private owner. This facility is a former hardware store that has been modified to accommodate MATC. Attached to the facility is a 20,000 square foot covered open storage area that is not currently useable for academic purposes. MATC intends to enclose this space and use it as an automotive shop.

FKS:KEN:sl

Attachments



987 S. GENEVA ROAD . OREM . UTAH . 84058 . PHONE (801) 863 . MATC (6282) . FAX (801) 863.7520

A UTAH COLLEGE OF
APPLIED TECHNOLOGY CAMPUS

ROBERT O. BREMS
CAMPUS PRESIDENT

April 16, 2004

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BEAR CREEK COUNTRY KITCHENS

JAMES WATSON
NEWAYS INTERNATIONAL

Mr. Larry Jardine, Chair
Utah State Building Board
4110 State Office Building
Salt Lake City, UT 84114

Dear Mr. Jardine,

The 2004 Utah Legislature passed House Bill 328, Revenue Bond and Capital Facilities, containing the following lease-purchase language directed to the Mountainland Applied Technology College: A Utah College of Applied Technology Campus (MATC).

63B-13-301. Lease-purchase authorizations

(1) It is the intent of the Legislature that the Mountainland Applied Technology Campus of the Utah College of Applied Technology may use existing funds to enter into a lease-purchase agreement with Alpine School District for the acquisition of the Pacific Avenue Applied Technology Facility costing up to \$2,900,000.

(2) It is further the intent of the Legislature that a lease may not be executed until the State Building Board has determined that the lease-purchase option is less costly to the state than the current lease.

MATC entered into the current lease with a private owner on July 1, 2001 for an applied technology center in American Fork. The lease began at a monthly rate of \$17,343 per month and ends with a monthly rate of \$24,135 per month on June 30, 2010 (annual increase of 3%). Use of the facility beyond 2010 would require a renegotiated lease.

About a year ago, and in consultation with the Legislative Fiscal Analyst's office, MATC approached the Alpine School District (ASD) about the possibility of the District purchasing the facility from the private owner and then allowing MATC to lease-purchase the facility over time. Enrollment at the facility is increasing rapidly (mostly ASD students) and the facility is near capacity for the 25,000 square feet currently in use. As discussions developed, Alpine agreed to make an offer to purchase the facility and also make approximately \$600,000 in additional improvements to provide 20,000 additional square feet of classroom/lab space. MATC will provide a tenant improvement payment to ASD in the amount of \$300,000.



Mr. Larry Jardine, Chair
Utah State Building Board
April 16, 2004
Page Two

A \$2.6M "offer to purchase" from ASD has been accepted by the owner with an expiration date of May 31, 2004. A lease-purchase agreement between MATC and ASD has been developed in conjunction with DFCM and the Attorney General's Office. Approval of the agreement by the UCAT Board of Trustees occurred on April 7, 2004. Approval of the purchase and the agreement by the Alpine School District Board of Education occurred on April 13, 2004. The MATC Board of Directors will take approval action on the agreement on April 21, 2004.

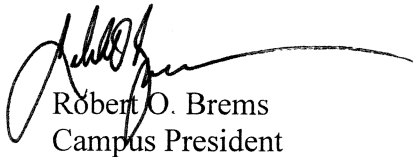
The final and remaining step is to obtain a determination from the State Building Board that the lease-purchase option is less costly to the state than the current lease. Basically, the cost to the state to lease the expanded facility from the private owner for the next 12.7 years would be approximately \$6.2M. By entering into a 12.7 year lease purchase agreement with ASD, the cost to the state for 12.7 years would be approximately \$3.9M or a savings of over \$2.2M.

Two tables attached to this letter compare scenarios which include, and do not include, the improvement of the 20,000 square feet. This allows you to make the comparison from both perspectives as you make the determination requested by the Legislature.

We greatly appreciate the assistance of Mr. Ken Nye, Deputy Director DFCM and Mr. Alyn Lunceford, Real Estate Specialist for their consultation role in developing a great applied technology education partnership between a higher education institution and a public school district.

Thanks to you as a State Building Board for your interest and assistance.

Sincerely,



Robert O. Brems
Campus President

attachments

c: President Gregory G. Fitch, Utah College of Applied Technology

Comparison of Lease vs. Lease- Purchase
MATC American Fork Facility
25,000 Square Feet in Use

A	B	C	D	E	F
Fiscal Year	Private Owner Lease Monthly	Private Owner Lease Annually	Alpine-MATC Lease Purchase Monthly	Alpine-MATC Lease Purchase Annually	Savings to State
2002	\$17,343	\$208,116	n/a	n/a	
2003	\$17,383	\$208,596	n/a	n/a	
2004	\$19,624	\$235,488	n/a	n/a	
2005	\$20,213	\$242,556	\$16,235	\$194,820	\$47,736
2006	\$20,819	\$249,828	\$16,884	\$202,608	\$47,220
2007	\$21,444	\$257,328	\$17,560	\$210,720	\$46,608
2008	\$22,087	\$265,044	\$18,262	\$219,144	\$45,900
2009	\$22,750	\$273,000	\$18,993	\$227,916	\$45,084
2010	\$23,432	\$281,184	\$19,752	\$237,024	\$44,160
2011*	\$24,135	\$289,620	\$20,543	\$246,516	\$43,104
2012*	\$24,859	\$298,309	\$21,364	\$256,368	\$41,941
2013*	\$25,605	\$307,258	\$22,219	\$266,628	\$40,630
2014*	\$26,373	\$316,476	\$23,108	\$277,296	\$39,180
2015*	\$27,164	\$325,970	\$24,032	\$288,384	\$37,586
2016*	\$27,979	\$335,749	\$24,993	\$299,916	\$35,833
2017*	\$28,818	\$345,821	\$25,993	\$163,177 **	\$182,644
2018*	\$29,683	\$356,196			\$356,196
2019*	\$30,573	\$366,882			\$366,882
2020*	\$31,491	\$377,888			\$377,888

Savings to State FY 2005 through FY 2017	\$697,625
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* Note: Current lease with private owner beyond 2010 is estimated to increase by 3% annually

** Note: MATC becomes owner on January 31, 2017

Comparison of Lease vs. Lease- Purchase
MATC American Fork Facility
45,000 Square Feet in Use

A	B	C	D	E	F
Fiscal Year	Private Owner Lease Monthly***	Private Owner Lease Annually	Alpine-MATC Lease Purchase Monthly	Alpine-MATC Lease Purchase Annually	Savings to State
2002	\$17,343	\$208,116	n/a	n/a	
2003	\$17,383	\$208,596	n/a	n/a	
2004	\$19,624	\$235,488	n/a	n/a	
2005	\$32,961	\$395,538	\$20,417	\$245,004	\$150,534
2006	\$33,950	\$407,399	\$21,233	\$254,796	\$152,603
2007	\$34,969	\$419,626	\$22,083	\$264,996	\$154,630
2008	\$36,018	\$432,211	\$22,966	\$275,592	\$156,619
2009	\$37,099	\$445,182	\$23,885	\$286,620	\$158,562
2010	\$38,211	\$458,532	\$24,840	\$298,080	\$160,452
2011*	\$39,357	\$472,288	\$25,834	\$310,008	\$162,280
2012*	\$40,538	\$486,457	\$26,866	\$322,392	\$164,065
2013*	\$41,754	\$501,051	\$27,942	\$335,304	\$165,747
2014*	\$43,007	\$516,082	\$29,059	\$348,708	\$167,374
2015*	\$44,297	\$531,565	\$30,222	\$362,664	\$168,901
2016*	\$45,626	\$547,512	\$31,431	\$377,172	\$170,340
2017*	\$46,995	\$563,937	\$32,688	\$210,042 **	\$353,895
2018*	\$48,405	\$580,855			\$580,855
2019*	\$49,857	\$598,281			\$598,281
2020*	\$51,352	\$616,229			\$616,229

Savings to State FY 2005 through FY 2017 : \$2,286,002

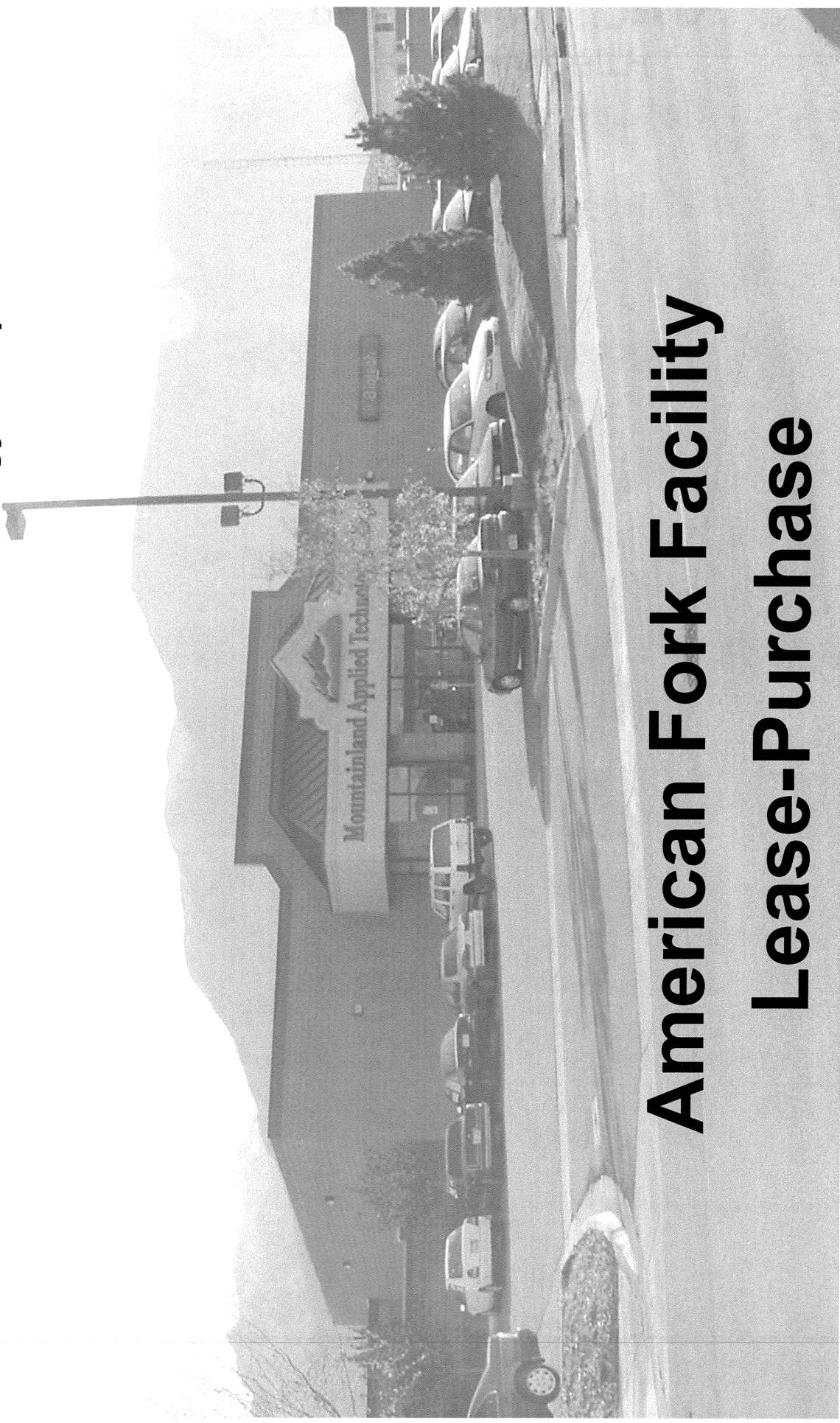
* Note: Current lease with private owner beyond 2010 is estimated to increase by 3% annually

** Note: MATC becomes owner on January 31, 2017

*** Note: Estimating \$7.00 per square foot (beginning in 2005 and increasing 3% annually) for improved 20,000 square feet of classroom/lab space

Mountainland Applied Technology College:

A Utah College of Applied Technology Campus



American Fork Facility

Lease-Purchase



Olene S. Walker
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: May 5, 2004
Subject: **Authorization and Delegation of UofU Indoor Practice Facility**

Recommendation:

DFCM recommends that the Board authorize the construction of an Indoor Practice Facility at the University of Utah and delegate the administration of the construction to the University as requested in the attached letter from Michael Perez.

Background:

HB226 amended the Board's authority to authorize the construction of projects without action by the Legislature. The amended statute, Subsection 63A-5-104(3), outlines the types of projects that may be authorized by the Board as well as the requirements that must be met as stated below.

(b) Legislative approval is not required for a capital development project if the State Building Board determines that:

(i) the requesting higher education institution has provided adequate assurance that:

(A) state funds will not be used for the design or construction of the facility; and

(B) the higher education institution has a plan for funding in place that will not require increased state funding to cover the cost of operations and maintenance to, or state funding for immediate or future capital improvements to the resulting facility; and

(ii) the use of the state property is:

(A) appropriate and consistent with the master plan for the property; and

(B) will not create an adverse impact on the state.

(c) (i) The Division of Facilities Construction and Management shall maintain a record of facilities constructed under the exemption provided in Subsection (3)(b).

(ii) For facilities constructed under the exemption provided in Subsection

(3)(b), a higher education institution may not request:

(A) increase state funds for operations and maintenance; or

(B) state capital improvement funding.

Although the University's letter indicates that approval for the project was granted in 1993, DFCM has not been able to find any record of the project being considered by the Building Board at that time or being approved by the Legislature. Even if approval was granted at that

time, DFCM believes that a new approval would be required at this time due to the passage of time and the fact that an indoor facility was constructed although as a bubble instead of being a permanent building.

In reviewing the proposal, DFCM believes that the project does meet the requirements for the Building Board to approve the project. The design and construction will be funded through donations and the University has committed that it will not request state funding for O&M of capital improvements. Athletic facilities such as this are typically not eligible for state funding for O&M and capital improvements.

The Building Board also has the statutory authority to “authorize the delegation of control over design, construction, and all other aspects of any project to entities of state government on a project-by-project basis or for projects within a particular dollar range and a particular project type.” [Subsection 63A-5-206(4)]

The Board has previously authorized the delegation to the University of Utah for all projects having a total cost for design and construction of \$5,000,000 or less. The delegation of this project requires separate action because its cost is slightly above this limit.

DFCM supports the delegation request for the following reasons.

- The cost is only slightly over the limit for the general delegation to the University
- The University is fully responsible for covering all costs associated with the initial construction and the future O&M and capital improvement needs.
- The urgency of the project given the University’s commitments to donors for when the project will be completed.
- DFCM understands that the University has qualified staff available that can address the demands of the project.

FKS:KEN:sll

Attachment



Office of the Vice President
for Administration Services

April 12, 2004

Mr. Keith Stepan
Division of Facilities Construction and Management
4110 State Office Building
Salt Lake City, UT 84114

Dear Keith:

UNIVERSITY OF UTAH INDOOR PRACTICE FACILITY—DELEGATION REQUEST

As mentioned to you previously the success of the University of Utah Football this past season has spurred considerable interest in the University's Athletic programs.

In 1993 approval was granted to construct an approximate 74,000 sq. ft. indoor practice facility. Design was completed, but because of funding challenges at the time the project could not be constructed as desired and the conclusion was to install the existing bubble.

As a result of this rekindled excitement in our Athletic programs, recent fund-raising efforts have resulted in this project's resurrection. The total estimated project cost ranges from \$5.7 million to \$6.0 million. Funding for design and construction will be through donations from private parties. The University will commit to the Operations and Maintenance (O&M) and Capital Improvements funding with non-state sources. No additional O&M or Capital Improvements funding will be requested from the State.

The University of Utah requests Building Board approval to proceed with this project as well as assignment of delegation for the programming, design and construction of an Indoor Practice Facility to replace the "bubble."

We appreciate your review and support of this request for consideration and approval at the next Utah State Building Board meeting.

Sincerely,

Michael G. Perez
Associate Vice President

c: Chris Hill, Director Athletics/Special Assistant to President
John Huish, Director Campus Design & Construction

I:/BldgBoard/Indoor Practice Facility Delegate Request.041204

Associate Vice President Facilities Management
1795 East South Campus Dr Rm 219
V. Randall Turpin University Services Building
Salt Lake City, Utah 84112-9404
(801) 581-6510
FAX (801) 581-6081



Olene S. Walker
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: May 5, 2004
Subject: **Administrative Reports for University of Utah and Utah State University**

Attached for your review and approval are the administrative reports for the University of Utah and Utah State University.

Please note the reallocation request for state-wide roofing surplus funds included with the University of Utah's report.

FKS:sll

Attachments



Office of the Vice President
for Administration Services

April 1, 2004

Mr. Keith Stepan, Director
Division of Facilities Construction and Management
4110 State Office Building
Salt Lake City, UT 84114

Dear Keith:

REALLOCATION REQUEST FOR STATE-WIDE ROOFING SURPLUS FUNDS

Consistent with many state-wide roofing projects, the University of Utah has experienced great savings in recent roofing installations and requests the reallocation of these surplus funds to other important projects. Most of the reallocated funds, if approved by the Building Board, will be used for roofing projects.

The current surplus of \$845,990 has grown in recent years as a result of:

- A change in roofing specifications, after requests for 2 sizable projects {OSH (054) & VRTUSB (350)} were submitted. By migrating from BUR to single-ply systems, we were able to reduce project costs by substantial amounts. This beneficial modification of the specification accounts for more than 60% of the surplus.
- The bidding climate during the last 5 years has been extremely favorable.
- Like other state agencies and institutions, we continue utilizing Utah Correctional Industries (UCI) to complete our roofing projects.
- A minor portion of the surplus can be attributed to smaller under-expenditures on miscellaneous roofing projects recently performed.

The University of Utah requests approval to reallocate the surplus as follows:

- Rebuild or replace roof and built-in gutter system: John Widtsoe Bldg. (009) - \$265,000.
- Rebuild or replace roof and built-in gutter system: Alfred Emery Bldg (008) - \$225,000.
- Replace patio/roof system over underground portion: James Fletcher Bldg. (083) - \$225,000.
- Develop a fund that will allow us to enlist consultants as necessary to better scope and validate capital improvement projects **before** we submit them for funding, thereby reducing if not eliminating excessive project surpluses or deficits. We propose an initial allocation of \$130,990.

Associate Vice President Facilities Management
1795 East South Campus Dr Rm 219
V. Randall Turpin University Services Building
Salt Lake City, Utah 84112-9404
(801) 581-6510
FAX (801) 581-6081

Keith Stepan—***REALLOCATION REQUEST FOR STATE-WIDE ROOFING SURPLUS FUNDS***
April 1, 2004
Page 2

The University of Utah requests your support in petitioning the Building Board for the reallocation of the aforementioned funds. As always, Keith, we appreciate DFCM's and your support.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. G. Perez'.

Michael G. Perez
Associated Vice President

c: Kent Beers, DFCM
John Huish, University of Utah
Pete van der Have, University of Utah

I:\DFCM.Roof Surplus \$\$ Reallocation.040104



April 16, 2004

Mr. Keith Stepan
Division of Facilities Construction
and Management
4110 State Office Building
Salt Lake City, UT 84114

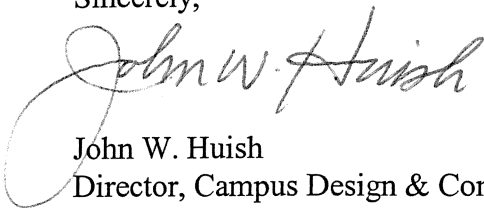
Reference: Delegated Projects Report for the Meeting of May 5, 2004

Dear Keith:

The status report of delegated projects to the University of Utah is enclosed for the Utah State Building Board.

Please call me at 581-3135 if there are any questions.

Sincerely,



John W. Huish
Director, Campus Design & Construction

Enclosures

c: Mike Perez



MEMORANDUM

To: Utah State Building Board
From: John W. Huish
Date: April 16, 2004
Subject: Administrative Reports for University of Utah

The following is a summary of the administrative reports for the University of Utah:

Architect/Engineering Agreements Awarded (Page 1)

Eight (8) new contracts in Design, one (1) in Programming and two (2) Studies.

Construction Contracts Awarded (Page 2)

No New Space construction contracts.

Three (3) remodeling contracts, two (2) Site Improvement contract, and no new Design Build contracts.

JWH:sf

Attachment

University of Utah
Architect/Engineer Agreements
Awarded From February 28, 2004 to April 16, 2004

Design

Project No.	Project Name	Firm Name	Proj. Budget	Contract Amt	Comments
0053-12176	A. Ray Olpin Union Building - Replace Service Elevator	Gould Evans Associates, L.C.	\$188,000	\$14,803	
0054-12122	Orson Spencer Hall - Fire Alarm & Sprinkler System	James D. Graham & Associates, Inc.	\$571,200	\$7,200	
0061-11308	Energy & Mineral Research Lab - Fume Hood Evaluation	Micron Engineering	\$145,000	\$1,400	
0064-12036	Joseph Merrill Engineering Building - 2nd & 3rd Floors N.E. HVAC Upgrade	WHW Engineering, Inc.	\$289,600	\$24,300	
0084-12129	Biology Building - Fire Alarm & Sprinkler System	James D. Graham & Associates, Inc.	\$530,000	\$7,700	
0090-11866	Jon M. Huntsman Center - Replace Fire Detection & Suppression System	James D. Graham & Associates, Inc.	\$843,227	\$9,600	
0530-12124	Maxwell Wintrobe Research Building - Fume Hood Exhaust System Upgrade	Spectrum Engineers	\$533,232	\$14,860	
8847-12035	University Hospital & Clinics - Way Finding Signs	Meier Enterprises, Inc.	\$199,948	\$23,394	

Programming

Project No.	Project Name	Firm Name	Proj. Budget	Contract Amt	Comments
0588-12137	College of Nursing - Remodel Learning Resource Center	AJC Architects, P.C.	\$350,000	\$14,470	Programming & Schematics for Fund Raising

Study

Project No.	Project Name	Firm Name	Proj. Budget	Contract Amt	Comments
0025-11676	Social & Behavioral Science Building - Restoration & Seismic Feasibility Study	Reaveley Engineers & Associates, Inc.	\$319,325	\$91,791	Feasibility Study to Determine the Extent of Design Needed
8817-10986	University Water System - Secondary Water Irrigation Study	PSOMAS	To Be Based on Study Results	\$19,000	Engineering Study / Master Plan and Phased Construction Cost Estimate

**University of Utah
Construction Contracts
Awarded From February 28, 2004 to April 16, 2004**

Construction - New Space						
Project No.	Project Name	Firm Name	Design Firm	Const. Budget	Contract Amt	Comments
Construction - Remodeling						
Project No.	Project Name	Firm Name	Design Firm	Const. Budget	Contract Amt	Comments
0064-12234	Joseph Merrill Engineering Building - Chiller Replacement	York International Corporation	University of Utah Campus Utility Services	\$200,000	\$203,746	
0619-11447	Fort Douglas Officer's Tri-Plex #619 - Adaptive Rehabilitation of the Honors Center	Pentalon Construction	Cooper Roberts Simonsen Architecture	\$707,000	\$430,000	Competitive Bidding Climate
0888-11835	Center for Advanced Medical Technologies (CAMT) - Neurology Clinic Remodel	CRC Construction, Inc.	EMA Architects, L.L.C.	\$615,912	\$432,226	Competitive Bidding Climate
Construction - Site Improvement						
Project No.	Project Name	Firm Name	Design Firm	Const. Budget	Contract Amt	Comments
8847-12035	University Hospital & Clinics - Way Finding Signs	Cameron & Company DBA Cameron Construction Company	Meier Enterprises, Inc.	\$234,000	\$165,587	Competitive Bidding Climate
8804-11603	Electrical Contracting Services - 12470 Volt System Improvements	All-Tech Electric, Inc.	James D. Graham & Associates, Inc.	\$741,600	\$704,044	
Design/Build						
Project No.	Project Name	Firm Name	Design Firm	Const. Budget	Contract Amt	Comments



OFFICE OF THE VICE PRESIDENT
FOR FINANCE AND BUSINESS
1445 Old Main Hill
Logan, UT 84322-1445
(435) 797-1146
FAX: (435) 797-0710

14 April 2004

F. Keith Stepan, Director
Division of Facilities Construction
and Management
4110 State Office Building
Salt Lake City, Utah 84114

Dear Keith:

SUBJECT: USU Administrative Reports for May 2004 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 02/25/04 to 04/14/04:

Professional Contracts, 3 contracts issued (Page 1)

Item 1 Recital Hall - This project is totally funded through private donations. Included in the \$1,295,000 contract amount is a \$1,125,000 design fee, \$150,000 for reimbursable expenses to the architect, and \$20,000 for a 3-dimensional site model.

Construction Contracts, 4 contracts issued (Page 2)

Item 1 Romney Stadium Turf - This project is funded through revenue bonds that will be repaid by student fees. The project will replace the grass at the Romney Stadium football field with an artificial playing surface.

Item 2 Lund Hall Chiller Replacement - Bids received were lower than estimated - \$20,618 will be transferred to the Project Reserve Fund.

Report of Contingency Reserve Fund (Page 3)

Central Plant Chiller Addition - The 2004 Legislature, H.B. 328, approved the use of up to \$200,000 from USU's Contingency Reserve to assist with funding the purchase of chillers to increase the capacity of the chilled water plant.

Report of Project Reserve Fund Activity (Page 4)

Old Heat Plant Tank Removal - The cost to remove the old underground fuel oil tank was less than anticipated. The balance in the construction line of \$19,669.11 has been added to the Project Reserve Fund.

Current Delegated Projects List (Pages 5-6)

Two new projects listed are the Romney Stadium Turf explained above and the Lund Hall Chiller Replacement. It is anticipated the chiller project will be funded with FY05 capital improvement dollars. USU is beginning the project now in order to have the chiller installed and operating for this year's summer season.

F. Keith Stepan, Director
14 April 2004
Page 2

Representatives from Utah State University will attend the Building Board meeting to address any questions the Board may have.

Sincerely,

A handwritten signature in black ink, reading "Kevin C. Womack". The signature is fluid and cursive, with the first name "Kevin" being more prominent and the last name "Womack" following in a similar style.

Kevin C. Womack
Associate Vice President for
Business and Finance

KCW/jm

c: Darrell E. Hart
Stanley G. Kane
Brent Windley



Office of the Vice President for Business and Finance
1445 Old Main Hill
Logan, UT 84322-1445

Professional Contracts Awarded From 02/25/04 to 04/14/04

Contract Name	Firm Name	Budget	Fee Amount	Comments
1 Recital Hall	Sasaki Associates	\$1,295,000.00	\$1,295,000.00	
2 Technical Support Services Renovation	Robert D. Jacoby Architect	\$74,104.00	\$74,104.00	
3 Steam/Condensate Pipe Replacement	Stanley Consultants	\$12,600.00	\$4,100.00	Phase 1 only (Study) - Phases 2 - 4 design fees will be added
Total		\$1,381,704.00	\$1,373,204.00	

Construction Contracts
Awarded From 02/25/04 to 04/14/04

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 Romney Stadium Turf	Raymond Construction	USU Facilities Planning and Design	\$634,091.00	\$634,091.00	
2 Lund Hall Chiller Replacement	A.H. Palmer & Sons	USU Facilities Planning and Design	\$80,000.00	\$59,382.00	Transferred \$20,618 to Project Reserve Fund
3 Buried Natural Gas Pipe Replacement	G.T. Smith Construction	USU Facilities Planning and Design	\$82,000.00	\$14,293.55	Biotechnology to Ag Science portion only
MISCELLANEOUS CONTRACTS					
4 Recital Hall	Jacobsen Construction	Sasaki Associates		\$20,000.00	Preconstruction phase of CM/GC contract
Total			\$796,091.00	\$727,766.55	

Report of Contingency Reserve Fund

From 02/25/04 to 04/14/04

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE	\$615,009.09				
INCREASES TO CONTINGENCY RESERVE FUND					
None					
DECREASES TO CONTINGENCY RESERVE FUND					
Central Plant Chiller Addition (2004 Legislature, H.B. 328)	(200,000.00)	(10,641.23)	6.98%	Complete	100%
Steam System Supply (HPER/Museum of Art) (Change orders)	(10,641.23)	(8,000.00)	3.64%	Construction	95%
Campus Fiber Optic Enhancements (Change orders)	(8,000.00)	(8,191.10)	4.08%	Construction	93%
Guard Rails/Hand Rails (Change order)	(3,229.10)	(139.00)	0.03%	Substantial Completion	98%
Campus Air Conditioning Phase II	(139.00)	(4,355.80)	3.38%	Substantial Completion	89%
Nutrition & Food Science Fire Alarm Upgrade (Wiring)	(135.90)	(100.00)	0.17%	Construction	9%
Central Plant Chiller Addition (Natural Resources & Spectrum) (Contractor support)	(100.00)				
ENDING BALANCE	\$392,763.86				



Office of the Vice President for Business and Finance
1445 Old Main Hill
Logan, UT 84322-1445

Report of Project Reserve Fund Activity

From 02/25/04 to 04/14/04

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE	\$145,617.77		
INCREASES TO PROJECT RESERVE FUND			
Old Heat Plant Tank Removal Lund Hall Chiller Replacement	19,669.11 20,618.00	Close project Bids lower than estimated	42.5% 25.8%
DECREASES TO PROJECT RESERVE FUND			
None			
ENDING BALANCE	\$185,904.88		

Current Delegated Projects List

04/14/04

Project Number	Project Name	Phase	Project Budget
CAPITAL DEVELOPMENT/IMPROVEMENT			
8-81065	Guard Rails/Hand Rails	Construction	\$250,000
8-80336	Utah Botanical Center Pavilion/Restroom	Complete	275,769
8-81081	Fume Hoods Biology/Natural Resources	Partial Completion/Design	905,000
8-81132	Transformer/High Voltage Distribution Line/Water System (2001 Utility Upgrade)	Substantial Completion	990,000
8-81083	Campus Air Conditioning Phase II	Substantial Completion	500,000
8-80338	Bookstore Renovation (North and South)	Substantial Completion	1,980,776
8-80409	Housing Fire and Life Safety Improvements	Partial Completion/Construction	2,500,173 *
8-80430	Master Planning (Housing/Arts)	Master Plan	587,155
8-81099	Steam System Supply (HPER/Museum of Art)	Complete	128,408
8-81100	Veterinary Science Electrical/Mechanical Upgrade	Substantial Completion	388,140
8-81134	Fine Arts Visual Fire Alarm/Generator Upgrade	Substantial Completion	194,732
	Campus Safety Lighting	Pending	50,000
	Electrical Cabling from North Sub-Station	Pending	200,000
8-80527	Campus Fiber Optic Enhancements	Construction	800,000
8-81133	Water Tank Retrofit/Stabilize Reservoir	Partial Completion/Construction	183,000
8-81136	Water Lab Fire Alarm Upgrade	Substantial Completion	116,266
8-81090	Cogeneration/Chilled Water	Construction	14,709,960 *
8-81101	Athletic Locker Room/Office Facility	Design	1,374,970
8-81096	Lab Animal Research Center Addition	Substantial Completion	297,691
8-81105	Water Lab Fire Damage Repairs	Construction	467,622
8-81009	Technical Support Services Renovation	Design	691,937
8-81140	Tunnel Extension - Edith Bowen Area	Construction	1,000,000
8-81107	Central Plant Chiller Addition (Natural Resources & Spectrum)	Construction	1,253,650
8-81141	Buried Natural Gas Pipe Replacement	Construction	100,000
8-80611	Old Heat Plant Tank Removal	Complete	26,631
8-81143	Steam/Condensate Pipe Replacement	Design	250,000
8-81138	Nutrition & Food Science Fire Alarm Upgrade	Substantial Completion	123,163
8-81137	Lundberg Fire Escape	Design	50,000
8-81139	New Well	Study	350,000
	Veterinary Science Fire Pumps/Generator	Pending	350,000
8-80530	Inside Wiring Phase I	Construction	1,675,000
	CPD Fire Alarm Upgrade	Pending	165,841

8-81109	HPER Upgrades	Design	1,000,000
8-81108	Recital Hall	Design	8,713,890
8-80346	University Inn Renovation	Construction	716,223
	Brigham City Campus Remodel	Pending	450,000
8-81142	Romney Stadium Turf (NEW PROJECT)	Construction	687,453
8-81013	Lund Hall Chiller Replacement (NEW PROJECT)	Construction	100,000
LIFE SAFETY (STATEWIDE)			
8-81058	Ag Science Elevator/Communications	Construction	126,523
PAVING (STATEWIDE)			
8-81114	Motor Pool South/Public Safety	Construction	318,676
8-81114	Slurry Seal at Various Lots	Partial Design	46,000
8-81114	A-6 Parking Lot Overlay (Originally North Shuttle Bus Turnaround)	Pending	95,000
8-81114	A-2 Parking Lot Overlay	Pending	60,000
ROOFING (STATEWIDE)			
8-81008	Miscellaneous Roofing	Pending	66,666
ENERGY & WATER CONSERVATION (STATEWIDE)			
8-81084	Classroom/Office Sensors	Complete	100,000
8-81088	UWRL Lighting/Occupancy	In-house Installation	112,000
8-81104	Nutrition & Food Science Chiller Replacement	Complete	222,186
	Insulate Condensate Lines	Pending	200,000
TOTAL (48)			<u>\$45,950,501</u>

* Project management delegated to USU.



Olene S. Walker
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: May 5, 2004
Subject: **Administrative Reports for DFCM**

The following is a summary of the administrative reports for DFCM.

Lease Report (Page 1 - 2)

No significant Items.

Architect/Engineering Agreements Awarded, 16 Agreements Issued (Page 3 - 4)

No significant Items.

Construction Contracts Awarded, 38 Contracts Issued (Page 5 - 7)

Item 3, Egan Fish Hatchery Drainage System Excavation

This contract was awarded on a sole source selection after an unsuccessful attempt to obtain competitive bids. Due to the remoteness of the site, DFCM was not able to find any other contractors willing to do the project.

Item 23, National Guard Veterans Cemetery Pump House

This was handled as an invitational bid selection, however all bids were over the maximum allowed for this bidding process. Director Stepan waived the advertising, bond, and the maximum amount requirements, due to time constraints.

Item 24, New Archives Building Additional Controls Equipment

This contract was awarded on a sole source selection based upon the need to match the controls equipment already selected for the project.

Report of Contingency Reserve Fund (Page 8)

Increases

No Items.

Decreases, New Construction

Vernal Field house of Natural History

Change Order #8 is for various omissions covering automatic door openers on the front vestibule doors, panic exit hardware on 3 pair of doors, and various other smaller items.

Echo DOT Maintenance Station Addition

Change Order #1 covers the following items; scope changes for additional work in the office and restroom area, new concrete slab at the restroom and office area, structural requirements, unknown conditions for replacement of the concrete aprons in front of the truck bays.

Decreases, Remodeling

Provo DWS Employment Center Install Access Elevator

Change Order #1 covers an unknown condition. Due to no available drawings of this facility, it was discovered that a major supply duct run occupied some of the space needed for the new elevator. This was an enclosed area with no way to see inside before demolition.

Report of Project Reserve Fund Activity (Page 9 - 10)

Increases

These items reflect savings on projects that were transferred to Project Reserve per statute. Many projects were closed last month, as DFCM staff continues to make this a high priority. The large transfers from the Dixie State College projects are the result of force accounts coming in under budget.

Decreases

These transfers were to award construction contracts that exceeded the construction budget. Ogden/Weber ATC and Dixie State College also participated in their contract awards.

Statewide Planning Fund (Page 11)

No changes.

Emergency Fund Report (Page 12)

Transfers for this period include additional funds to complete two previously reported projects, funds for the State Hospital pump repairs for their deep water well, and the Jordanelle State Park Visitor's Center boiler repairs. Also the University of Utah requested \$64,000 to replace two sets of switchgear in the electrical manholes, that had blown. Weber State University requested funds to replace a failed 7500 KVS transformer in the University owned substation. This will restore the University power system to the necessary reliability as a backup unit.

FKS:DDW:sl

Attachment

DFCM

Division of Facilities Construction and Management
4110 State Office Building, Salt Lake City, UT 84114
Telephone (801) 538-3018 FAX (801) 538-3267

LEASE REPORT From 2/25/04 to 4/15/04

No	Agency/Location	Services	Space Type	Lease Term	Square Feet Old New	Cost/Sq. Ft. Old New	Comment
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NEW LEASES

1.	Administrative Services DFCM, Brigham City	Full	Parking	8 Yrs.	68,571	\$00.40	Parking/Cross Access Agreement for the Brigham City Regional Center.
2.	Education Rehabilitation, Moab	Full	Office	1 Yr.	584	\$12.00 \$12.00	Replaces a Sublease Agreement through USU.
3.	Health, Birth Defects Registry, Salt Lake City	Full	Office	3 Yrs.	3,140	\$11.82	New program, new location.

AMENDMENTS

1.	Community & Economic Development Travel Council Salt Lake City	Full	Warehouse	3 Yrs.	3,500 3,500	\$ 3.17 \$ 3.44	Renewal, increase to market.
2.	Human Services Administration Blanding	Full	Office	Same	11,299 9,636	\$14.96 \$14.96	Navajo Trust Building reallocation of square footage.
3.	Insurance, Insurance Fraud, Salt Lake City	Full	Office	5 Yrs.	5,253 5,253	\$17.16 \$17.50	Renewal, increase to market.

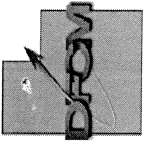
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LEASE REPORT From 2/25/04 to 4/15/04

No	Agency/Location	Services	Space Type	Lease Term	Square Feet Old New	Cost/Sq. Ft. Old New	Comment
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4.	Public Safety Driver License Richfield	Full	Office	5 Yrs.	1,546 1,546	\$10.81 \$14.22	Renewal, increase to market.
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Division of Facilities Construction and Management

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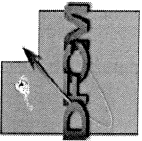
Professional Contracts Awarded From 2/27/2004 To 4/15/2004

Design

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
1 CAP PRESV	CAPITOL EXTENSION BLDGS FURNITURE DESIGN	HENRIKSEN BUTLER DESIGN GROUP	DESIGN	\$54,000.00	\$53,615.08
2 CAP PRESV	CAPITOL EXTENSION BLDGS FURNITURE DESIGN	CCG HOWELLS, L.L.C.	DESIGN	\$245,000.00	\$245,000.00
3 DFCM	CEU - SITE RESTORATION	MHTN ARCHITECTS INC	DESIGN	\$22,000.00	\$22,000.00
4 NG	FT DOUGLAS MUSEUM RESTROOM RENOVATION DESIGN	COOPER ROBERTS SIMONSEN ARCHITECTS	DESIGN	\$5,000.00	\$4,680.00
5 NG	FT DOUGLAS MUSEUM ELECTRICAL REMODEL DESIGN	BNA CONSULTING ENGINEERS II INC	DESIGN	\$7,500.00	\$7,245.00
6 SUU	OLD MAIN BLDG REMODEL AND SEISMIC UPGRADE	COOPER ROBERTS SIMONSEN ARCHITECTS	DESIGN	\$308,000.00	\$307,604.00

Miscellaneous Services

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
7 DRAPR FAC	FRED HOUSE INDOOR FIRING RANGE HAZMAT CONSULTING SVCS	IHI ENVIRONMENTAL	HAZ MAT CONSULT	\$23,000.00	\$26,119.14
8 DFCM	RIO GRANDE DEPOT - NO. HALF HAZMAT SURVEY//ASSESSMENT	IHI ENVIRONMENTAL	HAZ MAT CONSULT	\$7,000.00	\$6,995.00
9 DEVEL CTR	USDC WILLOWCREEK PHASE II A/A MGMT/MICROBIAL INVESTIGATION	IHI ENVIRONMENTAL	HAZ MAT CONSULT	\$12,000.00	\$11,880.00
10 USU	USU ENVIRONMENTAL HEALTH/SAFETY BLDG HAZMAT SURVEY//ASSESSMENT	IHI ENVIRONMENTAL	HAZ MAT CONSULT	\$8,000.00	\$7,827.48
11 UDOT-ADMIN	REGION ONE OFFICE EXPANSION PROJECT - OGDEN, UTAH	DESIGN WEST ARCHITECTS INC	CONST TESTING	\$75,800.00	\$68,254.00
12 SUU	SUU BERRY HOME CHILD CARE FACILITY HAZMAT SURVEY//ASSESSMENT	STANTEC CONSULTING INC	HAZ MAT CONSULT	\$10,000.00	\$9,850.00
13 DFCM	DESIGN STANDARDS UPDATE	TOTAL BUILDING COMMISSIONING INC	UNCLASS CONSULT	\$50,000.00	\$50,000.00
14 USU	MERRILL LIBRARY REPLACEMENT COMMISSIONING SERVICES	AFFILIATED ENGINEERS NW INC	COMMISSIO NING	\$115,000.00	\$114,760.00

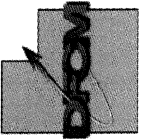


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Professional Contracts Awarded From 2/27/2004 To 4/15/2004

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
15 UVSC	UVSC VINEYARD ELEMENTARY HAZMAT SURVEY/ASSESSMENT SVCS	ROWLAND CONSULTING INC	HAZ MAT CONSULT	\$10,000.00	\$9,161.34
16 WILDLIFE	DWR LEE KAY CTR HAZMAT SURVEY/ASSESSMENT SERVICES	IHI ENVIRONMENTAL	HAZ MAT CONSULT	\$13,500.00	\$13,352.64

End of Report



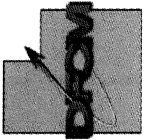
Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Construction Contracts Awarded From 2/27/2004 To 4/15/2004

Construction

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
1 WSU	PROMONTORY TOWER ELEVATOR MODERNIZATION	KONE INC	CONST REMODEL	\$219,000.00	\$218,695.00
2 DRAPR FAC	FRED HOUSE ACADEMY INDOOR FIRING RANGE BULLET TRAP & CONTAINMENT	WADE PAYNE CONSTRUCTION INC	CONST REMODEL	\$122,675.00	\$122,400.00
3 DFCM	BRIGHTAM CITY REG CTR ROOFTOP PACKAGE UNIT REPLACEMENT	ON-SITE HVAC SERVICE	CONST REMODEL	\$13,000.00	\$12,760.00
4 WILDLIFE	EGAN FISH HATCHERY DRAINAGE SYSTEM EXCAVATION	JACKSON EXCAVATION INC.	CONST SITE IMP	\$43,100.00	\$43,010.00
5 PARKS	JORDANELLE ST PK VISITORS CTR BOILER REPLACEMENT	RALPH TYE & SONS INC	CONST REMODEL	\$18,000.00	\$17,105.00
6 CAP PRESV	CAPITOL EXTENSION BLDGS CAST BRONZE INTERIOR SIGNAGE	BAY BRONZE CO INC	CONST NEW SPACE	\$61,000.00	\$61,737.00
7 DRAPR FAC	DRAPER PRISON SEWAGE PRETREATMENT SYSTEM CANAL CROSSING	DOWN UNDER CONSTRUCTION LLC	CONST SITE IMP	\$25,000.00	\$21,500.00
8 DHS-OTHER	REPL DOMESTIC CULINARY WATER LINES- HUMAN SERV ADMIN BLDG	RALPH TYE & SONS INC	CONST REMODEL	\$65,178.00	\$67,988.00
9 YTH CORR	REPL DOMESTIC CULINARY WATER LINES- WAS DET CENTER/2ND DIST JUV COURT	U S MECHANICAL LLC	CONST REMODEL	\$190,000.00	\$189,987.00
10 DFCM	PROVO REG CTR DATA ROOM A/C IMPROVEMENTS	MECHANICAL SERVICE & SYSTEMS I	CONST REMODEL	\$28,000.00	\$27,997.00
11 DFCM	STATE LIBRARY - NEW OFFICE CONSTRUCTION	EHP CONSTRUCTION INC	CONST REMODEL	\$9,000.00	\$8,948.00
12 COURTS	CEDAR CITY COURTS SEWER PROJECT	WADE PAYNE CONSTRUCTION INC	CONST REMODEL	\$45,000.00	\$44,530.00
13 INST OPER	FIRE PUMP REPLACEMENT - FRED HOUSE ACADEMY	MECHANICAL SERVICE & SYSTEMS I	CONST REMODEL	\$190,000.00	\$185,850.00
14 DWS	SO COUNTY DWS LEVER ACTUATED LOCKSET IMPROVEMENTS	ROBERT I MERRILL COMPANY	CONST REMODEL	\$20,554.00	\$6,020.00
15 SLCC	INSTALL EYE WASH, GRATES AND MAKE TUNNEL REPAIRS-REDWOOD ROAD	KAY GENERAL CONTRACTING INC	CONST REMODEL	\$172,185.00	\$172,185.00



Division of Facilities Construction and Management

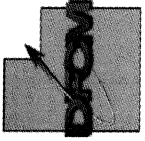
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Construction Contracts Awarded From 2/27/2004 To 4/15/2004

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
16 COURTS	LOGAN COURTS DIGITAL VIDEO RECORDERS UPGRADE	UTAH CONTROLS INC	CONST REMODEL	\$14,000.00	\$13,140.00
17 WSU	WEST CAMPUS IRRIGATION RENOVATION	GRASS PLUS INC	CONST SITE IMP	\$240,000.00	\$239,400.00
18 DFCM	HEBER WELLS BLDG DAMAGED WINDOW REPLACEMENT	A BEST GLASS	CONST REMODEL	\$15,000.00	\$14,950.00
19 COURTS	FARMINGTON COURTS ADA DOOR OPENER IMPROVEMENTS	ACCESS DOOR SYSTEMS LC	CONST REMODEL	\$7,500.00	\$6,700.00
20 DHS-OTHER	CLEARFIELD EAST DHS FIRE RATED DOOR IMPROVEMENTS	VORTEX DOORS	CONST REMODEL	\$7,000.00	\$6,189.00
21 DEVEL CTR	USDC LAUNDRY ROOM UPGRADES - VARIOUS BUILDINGS	JMB MECHANICAL LLC	CONST REMODEL	\$50,000.00	\$44,550.00
22 YTH CORR	ANTELOPE ISLAND DYC FACILITY - PLUMBING IMPROVEMENTS	THURGOOD PLUMBING CO	CONST REMODEL	\$6,000.00	\$5,435.00
23 NG	NATL GUARD VETERANS CEMETERY PUMP HOUSE	WADE PAYNE CONSTRUCTION INC	CONST REMODEL	\$53,000.00	\$52,970.00
24 ARCHIVES	INET SYSTEM IMPROVEMENTS-ARCHIVES & RIO GRANDE REMODEL	UTAH CONTROLS INC	CONST REMODEL	\$6,000.00	\$5,840.00
25 O/WATC	BDO BUILDING BUILD-OUT	GARFF CONSTRUCTION CORP	CONST REMODEL	\$251,800.00	\$251,800.00
26 WSU	ENGINEERING TECHNOLOGY BUILDING REMODEL	CHAD HUSBAND CONSTRUCTION INC	CONST REMODEL	\$503,707.00	\$469,076.00
27 DWS	SOUTH COUNTY DWS RESTROOM/WATER COOLER ADA IMPROVEMENTS	CHAD HUSBAND CONSTRUCTION INC	CONST REMODEL	\$10,000.00	\$9,114.00
28 COURTS	CEDAR CITY COURTS OLD HOME DEMO/SITE GRADING	ROGER E. DAVIS TRANSPORT & EXCAVATION	CONST SITE IMP	\$8,000.00	\$7,480.00

Design/Build

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
29 UVSC	BASEBALL FIELD REPLACEMENT	R & O CONSTRUCTION CO	DESIGN BUILD	\$3,400,000.00	\$3,384,900.00



Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, UT 84114

Construction Contracts Awarded From 2/27/2004 To 4/15/2004

Miscellaneous Construction

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
30 PARKS	GREEN RIVER ST PK CONCRETE REPAIR/SITE IMPRVMENTS	HIGH DESERT EXCAVATING INC	PAVING	\$49,000.00	\$46,005.00
31 NG	DRAPER NATL GUARD ASPHALT OVERLAY	MORGAN ASPHALT INC	PAVING	\$35,000.00	\$35,000.00
32 NG	DRAPER NATL GUARD TYPE II SLURRY IMPROVEMENTS	MORGAN PAVEMENT MAINTENANCE	PAVING	\$23,125.00	\$18,646.00
33 DEVEL CTR	MAIN CAMPUS PAVING REPAIRS	GENEVA ROCK PRODUCTS INC	PAVING	\$62,000.00	\$64,431.95
34 SNOW	FERN YOUNG HALL ROOFING IMPROVEMENTS	CLARKS QUALITY ROOFING INC	ROOFING	\$63,379.00	\$62,940.00
35 USU	FINE ARTS BUILDING ROOFING IMPROVEMENTS	REDD ROOFING & CONSTRUCTION CO	ROOFING	\$166,787.00	\$148,585.00
36 YTH CORR	WASATCH YTH DET CTR MECH PIPING UPGRADES ASBESTOS ABTMNT	ROCMONT INDUSTRIAL CORP	HAZ MAT CONST	\$19,000.00	\$18,300.00
37 DRAPR FAC	FRED HOUSE INDOOR FIRING RANGE LEAD ABATEMENT	THERMAL WEST INDUSTRIAL INC	HAZ MAT CONST	\$50,000.00	\$49,200.00
38 OFF-REHAB	REHAB/ WESTMORE ELEM SCHOOL MODULAR UNIT ROOF REPLACEMENT	COLLINS ROOFING INC	ROOFING	\$7,000.00	\$6,994.00
End of Report					

DFCM

Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
Telephone (801) 538-3018 Fax (801) 538-3267

May-04

REPORT OF CONTINGENCY RESERVE FUND

	PROJECT TITLE	GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
	BEGINNING BALANCE	6,671,209.54	84,696.17				
	<u>INCREASES TO CONTINGENCY RESERVE FUND</u>						
	NONE						
	<u>DECREASES TO CONTINGENCY RESERVE FUND</u>						
	<u>NEW CONSTRUCTION</u>						
01275	UDOT Echo Maintenance Station Addition	-	(32,179.40)	38,644	10.79%	Construction	93%
96151	Parks & Rec Vernal Fieldhouse of Natural History	(15,228.00)	-	118,172	2.19%	Construction	85%
01276	UDOT Roosevelt Maintenance Complex Addition	-	(199.96)	200	0.03%	Design	0%
	<u>REMODELING</u>						
03179	DWS Provo Access Elevator Install	(37,304.23)	-	37,304	15.98%	Construction	0%
00144	State Hosp Slate Canyon Water Pipeline	(5,900.00)	-	55,339	5.01%	Construction	56%
03227	DATC HVAC Conv/Water Sys Replacement	(3,304.00)	-	3,304	1.13%	Design	0%
02198	Natural Resources Admin Bldg Replace R113 Chiller	(1,581.00)	-	1,581	1.00%	Construction	0%
98045	Agriculture SPRY Agriculture Building Stair Replacement	(902.25)	-	902	4.83%	Construction	56%
02149	WSU Lampros Hall Renovation	(700.00)	-	3,586	0.14%	Construction	48%
02255	Wildlife Fisheries Exper St Raceway Improvements	(587.00)	-	29,940	4.25%	Closed	100%
	<u>TOTAL</u>	6,605,703.06	52,316.81				

DFCM

Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
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REPORT OF PROJECT RESERVE FUNDS ACTIVITY

PROJECT TITLE	STATE FUNDS	DOT FUNDS	DESCRIPTION	May-04	
				% of	Constr.
					Budget
<u>BEGINNING BALANCE</u>	<u>3,068,458</u>	<u>39,449</u>			
<u>INCREASES TO PROJECT RESERVE FUND:</u>					
DIXIE Avenna Center Temperature Controls	54,639.92		Balance of Construction Budget		45.92%
DIXIE Avenna Center Electric Switchgear	53,881.20		Balance of Construction Budget		60.54%
COURTS Vernal District Building	45,547.03		To Close Project		0.78%
Draper Prison Infirmary Cell Door	17,221.77		To Close Project		19.73%
DIXIE Smith Computer Center Ceilings/HVAC	14,789.84		Balance of Construction Budget		30.49%
DWS Ogden Seismic Bracing	14,769.00		Balance of Construction Budget		91.73%
Draper Prison Tower Renovation	12,926.05		Balance of Construction, Inspection & Insurance		12.93%
FAIRPARK Deseret Building Reconstruction	7,914.14		Balance of Construction Budget		1.30%
Draper Prison Timp Culinary Floor	6,167.14		Balance of Various Project Budgets		3.43%
SLCC Jordan Campus Install Cooling Tower	5,377.36		To Close Project		19.99%
ABC store #14 Seismic & Mechanical Upgrade	4,994.06		To Close Project		50.45%
DIXIE Burns Arena Sound System Replacement	2,709.55		Balance of Construction Budget		4.97%
DIXIE Science Lab Ventilation	2,465.31		Balance of Inspection & Insurance Budgets		0.80%
Rampton Chiller	1,508.69		To Close Project		2.01%
DWS 1385 South Exterior Windows	1,494.83		Balance of Inspection & Insurance Budgets		0.50%
DIXIE Burns Arena Floor Replacement	1,071.03		Project Residual		0.58%
DHS State Hospital Boiler Plant Repairs	270.00		Balance of Inspection Budget		1.13%
SLCC Redwood Campus Locker Rooms	215.15		Balance of Inspection & Insurance Budgets		0.30%
ABC store #34 Electrical Upgrade	131.00		To Close Project		1.15%

DECREASES TO PROJECT RESERVE FUND:

OW/ATC DDO Bldg Buildout	(25,340.00)	To Award Construction Contract	12.67%
DIXIE 100 S Roadway Crossing	(21,125.00)	To Award Construction Contract	3.83%
DHS Admin Bldg Culinary Water Piping Replacement	(2,810.00)	To Award Construction Contract	4.31%
<u>Ending Balance</u>	<u>3,267,276</u>		
	<u>39,449</u>		

DFCM

Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
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STATEWIDE PLANNING FUND

\$350,000

May-04

INSTITUTION/ AGENCY	PROJECT NUMBER	PROJECT TITLE	AMOUNT
Southern Utah University	93177730	Shakespeare Expansion and Planning	5,950
Snow College	02273700	Master Plan	25,000
Dixie College/SLCC	03047640	Health Sciences Bldgs Programming	100,000
PLANNING FUND UNENCUMBERED BALANCE			\$219,050

DFCM

Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
Telephone (801) 538-3018 Fax (801) 538-3267

EMERGENCY FUND REPORT

May-04

BEGINNING BALANCE:

\$310,369

INCREASES TO EMERGENCY FUND:

None

DECREASES TO EMERGENCY FUND:

Univ of Utah Emergency Switchgear Replacement	(64,000.00)
Additional Funds to complete DYC State Canyon Emergency Boiler Repairs	(9,253.00)
State Hospital Deep Waterwell Emergency Pump Repairs	(10,000.00)
Additional Funds to complete Provo Regional Center Exterior Lighting Project	(425.00)
Jordanella St Park Visitor's Center Boiler Repairs	(17,105.00)
Weber State University Transformer Replacement	(100,000.00)

ENDING BALANCE OF EMERGENCY FUND

\$109,586



Olene S. Walker
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
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MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: May 5, 2004
Subject: **DFCM Capital Improvement Group**

DFCM will introduce the staff in its capital improvement group and provide an overview of the services they provide.

FKS:sll